

Condominium

RESIDENTIAL

7221 DIVISION ST APT 10

RIVER FOREST, IL 60305

\$159,774 TopHap Estimate · \$177 / ft² · confidence 93 · as of Jul 14, 2026



1

BEDS

1

BATHS

902 ft²

LIVING AREA

0.16 ac

LOT SIZE

1953

YEAR BUILT

VALUATION

\$160K

\$149K low

\$171K high

Last Sale

\$147,000 · Dec 3, 2024

Est. Owner Equity

\$27,474

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$766 (2023)
Assessed Value	\$8,766
Previous Assessed	\$8,765
Assessor Market Value	\$87,660

PROPERTY FACTS

Property Type	Condominium
County	Cook
Lot (acres)	0.16
Heating	None

CLIMATE RISK

40 FLOOD	15 WILDFIRE	69 HEAT	67 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 25, 2024	Financing	Affidavit Of Death Of Joint Tenant			\$132K
Nov 25, 2024	Resale	Warranty Deed	\$147,000	\$163	
Sep 28, 2024	Financing	Intrafamily Transfer			
Nov 12, 2007	Quitclaim	Quit Claim Transfer			
Apr 3, 2001	Financing	Grant Deed			\$52K
Apr 3, 2001	Resale	Grant Deed	\$87,000	\$96	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.6 mi
Roosevelt School	Middle	5–8	0.7 mi
Oak Park & River Forest High School	High	9–12	1.2 mi

District: Oak Park and River Forest District 200

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 60305

29 CRIME INDEX	133 AIR POLLUTION	11,189 POPULATION	\$152K MEDIAN IN-COME	50°F AVG TEMP	54% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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