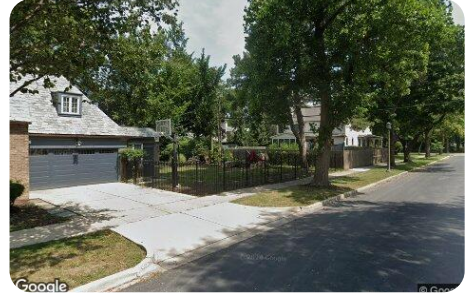


Single Family Residence **RESIDENTIAL**

7424 BERKSHIRE ST

RIVER FOREST, IL 60305

\$1,383,481 TopHap Estimate · \$469 / ft² · confidence 92 · as of Jul 14, 2026



5
BEDS

4
BATHS

2,948 ft²
LIVING AREA

0.23 ac
LOT SIZE

1943
YEAR BUILT

2
STORIES

10
ROOMS

2
PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.5M high

Last Sale

\$1,350,000 · Oct 24, 2025

Est. Owner Equity

\$303,481

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$24,107 (2023)
Assessed Value	\$91,377
Previous Assessed	\$91,376
Assessor Market Value	\$913,770

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.23
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Slate
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK

40 FLOOD	1 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
Sep 29, 2025	Resale	Warranty Deed	\$1,350,000	\$458	\$1.1M
Jul 3, 2001	Resale	Grant Deed	\$730,000	\$248	\$584K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.3 mi
Roosevelt School	Middle	5–8	0.8 mi
Oak Park & River Forest High School	High	9–12	1.5 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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