

Single Family Residence **RESIDENTIAL**

1424 FOREST AVE

RIVER FOREST, IL 60305

\$1,201,681 TopHap Estimate · \$443 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,711 ft²

LIVING AREA

0.26 ac

LOT SIZE

1936

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$722,500 · May 10, 2012

Est. Owner Equity

\$733,681

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$20,411 (2023)
Assessed Value	\$77,874
Previous Assessed	\$77,874
Assessor Market Value	\$778,740

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.26
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK

69 FLOOD	14 WILDFIRE	68 HEAT	65 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 24, 2025	Financing	Intrafamily Transfer			
Apr 22, 2012	Resale	Warranty Deed	\$722,500	\$267	
Aug 7, 2007	Quitclaim	Quit Claim Transfer			\$650K
Nov 10, 2006	Resale	Warranty Deed	\$935,000	\$345	\$930K
Dec 17, 1997	Resale	Grant Deed	\$430,000	\$159	\$300K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.3 mi
Roosevelt School	Middle	5–8	1.0 mi
Oak Park & River Forest High School	High	9–12	2.0 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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