

Single Family Residence **RESIDENTIAL**

1414 FOREST AVE

RIVER FOREST, IL 60305

\$1,095,422 TopHap Estimate · \$358 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

3,064 ft²

LIVING AREA

0.2 ac

LOT SIZE

1976

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.1M

\$1M low

\$1.2M high

Last Sale

\$750,000 · Oct 15, 2020

Est. Owner Equity

\$1,095,422

TAX & ASSESSMENT

Property Tax	\$22,174 (2023)
Assessed Value	\$81,000
Previous Assessed	\$81,000
Assessor Market Value	\$810,000

PROPERTY FACTS

Property Type	Single Family Residence
County	COOK
Lot (acres)	0.20
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Yes
Cooling	Central
Garage	Garage, Attached
Pool	No

CLIMATE RISK

64 FLOOD	1 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
Mar 11, 2026	Financing	Intrafamily Transfer			
Mar 11, 2026	Financing	Deed			
Aug 24, 2020	Resale	Warranty Deed	\$375,000	\$122	\$745K
Jul 18, 2006	Resale	Grant Deed	\$781,000	\$255	

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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