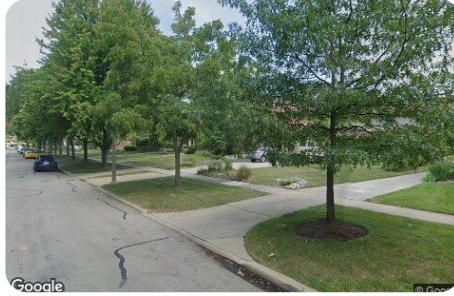


Single Family Residence **RESIDENTIAL**

1435 FOREST AVE

RIVER FOREST, IL 60305

\$909,075 TopHap Estimate · \$472 / ft² · confidence 90 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,928 ft²
LIVING AREA

0.22 ac
LOT SIZE

1947
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$909K

\$820K low

\$998K high

Est. Owner Equity

\$694,075

Loan-to-Value

23%

TAX & ASSESSMENT

Property Tax	\$15,244 (2023)
Assessed Value	\$59,000
Previous Assessed	\$58,999
Assessor Market Value	\$590,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Old Style
County	Cook
Lot (acres)	0.22
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

CLIMATE RISK

67 FLOOD	6 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
Jul 31, 2018	Quitclaim	Quit Claim Transfer			
Jun 11, 2009	Financing	Warranty Deed			\$225K
Apr 1, 2003	Resale	Grant Deed	\$947,250	\$491	\$450K

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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