

Single Family Residence **RESIDENTIAL**

520 RIVER OAKS DR

RIVER FOREST, IL 60305

\$766,421 TopHap Estimate · \$416 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,841 ft²

LIVING AREA

0.25 ac

LOT SIZE

1955

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$766K

\$703K low

\$830K high

Last Sale

\$680,000 · Jun 16, 2022

Est. Owner Equity

\$286,421

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$15,065 (2023)
Assessed Value	\$61,000
Previous Assessed	\$60,999
Assessor Market Value	\$610,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cook
Lot (acres)	0.25
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Raised (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

98
FLOOD

7
WILDFIRE

68
HEAT

65
STORM

45
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 15, 2024	Financing	Intrafamily Transfer			
Jun 7, 2022	Resale	Warranty Deed	\$680,000	\$369	\$480K
Aug 5, 2016	Resale	Warranty Deed	\$545,000	\$296	\$436K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Proviso East High School	High	9–12	0.6 mi
Lincoln Elementary School	Elementary	PK–5	0.8 mi
Stevenson Middle School	Middle	6–8	1.8 mi

District: Maywood-Melrose Park-Broadview School District 89

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



Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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