

Single Family Residence **RESIDENTIAL**

303 FOREST AVE

RIVER FOREST, IL 60305

\$564,213 TopHap Estimate · \$433 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,302 ft²

LIVING AREA

0.14 ac

LOT SIZE

1912

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$564K

\$518K low

\$610K high

Est. Owner Equity

\$177,463

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$13,688 (2023)
Assessed Value	\$42,924
Previous Assessed	\$50,000
Assessor Market Value	\$429,240

PROPERTY FACTS

Property Type	Single Family Residence
County	COOK
Lot (acres)	0.14
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached
Pool	No

CLIMATE RISK

1 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
Dec 17, 2021	Resale	Warranty Deed	\$455,000	\$349	\$387K
May 3, 2018	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.3 mi
Roosevelt School	Middle	5–8	0.6 mi
Oak Park & River Forest High School	High	9–12	1.7 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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