

Single Family Residence **RESIDENTIAL**

1438 FOREST AVE

RIVER FOREST, IL 60305

\$978,795 TopHap Estimate · \$403 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,430 ft²

LIVING AREA

0.21 ac

LOT SIZE

1927

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$979K

\$913K low

\$1M high

Last Sale

\$517,500 · Nov 3, 2015

Est. Owner Equity

\$47,695

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$20,172 (2023)
Assessed Value	\$77,000
Previous Assessed	\$76,999
Assessor Market Value	\$770,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.21
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Slate
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK

75 FLOOD	18 WILDFIRE	66 HEAT	64 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 5, 2015	Resale	Grant Deed	\$517,500	\$213	\$749K
Mar 17, 2015	Recorded document	Grant Deed			
Jan 31, 2009	Quitclaim	Quit Claim Transfer			
Dec 6, 2005	Resale	Grant Deed	\$1,116,000	\$459	
Dec 6, 2005	Resale	Warranty Deed	\$1,116,000	\$459	\$893K
Feb 1, 2002	Quitclaim	Quit Claim Transfer			\$745K
Sep 11, 1998	Quitclaim	Quit Claim Transfer			\$500K

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	2.1 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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