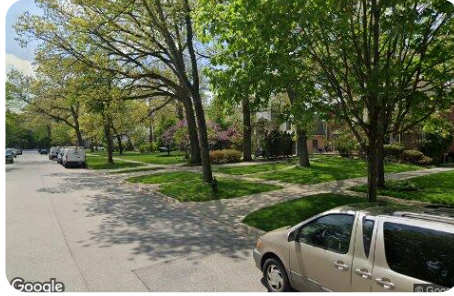


Single Family Residence **RESIDENTIAL**

# 1444 FOREST AVE

RIVER FOREST, IL 60305

**\$1,306,621** TopHap Estimate · \$416 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**5**

BEDS

**4**

BATHS

**3,141 ft<sup>2</sup>**

LIVING AREA

**0.21 ac**

LOT SIZE

**1928**

YEAR BUILT

**2**

STORIES

**10**

ROOMS

**2**

PARKING

## VALUATION

**\$1.3M**

\$1.2M low

\$1.4M high

Last Sale

**\$1,275,000 · Oct 23, 2025**

Est. Owner Equity

**\$421,621**

Loan-to-Value

**68%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$20,855 (2023) |
| Assessed Value        | \$79,497        |
| Previous Assessed     | \$79,497        |
| Assessor Market Value | \$794,970       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Cook                    |
| Lot (acres)   | 0.21                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Tile                    |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |

## CLIMATE RISK

|                    |                      |                   |                    |                      |
|--------------------|----------------------|-------------------|--------------------|----------------------|
| <b>77</b><br>FLOOD | <b>6</b><br>WILDFIRE | <b>66</b><br>HEAT | <b>64</b><br>STORM | <b>45</b><br>DROUGHT |
|--------------------|----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|-------------|--------|------|-------------|--------------------|--------|
| Oct 8, 2025 | Resale | Deed | \$1,275,000 | \$406              | \$885K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Willard Elementary School           | Elementary | PK–4   | 0.3 mi   |
| Roosevelt School                    | Middle     | 5–8    | 1.1 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>29</b><br>CRIME INDEX | <b>133</b><br>AIR POLLUTION | <b>11,189</b><br>POPULATION | <b>\$152K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>54%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|