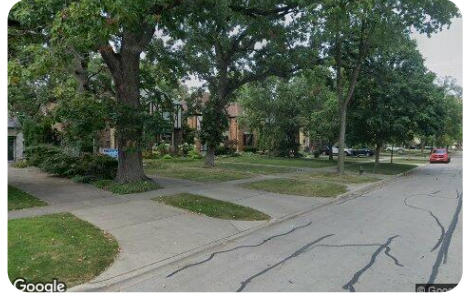


Single Family Residence **RESIDENTIAL**

1434 FOREST AVE

RIVER FOREST, IL 60305

\$1,023,992 TopHap Estimate · \$399 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,565 ft²

LIVING AREA

0.24 ac

LOT SIZE

1937

YEAR BUILT

2

STORIES

8

ROOMS

1

PARKING

VALUATION

\$1M

\$987K low

\$1.1M high

Est. Owner Equity

\$773,992

Loan-to-Value

23%

TAX & ASSESSMENT

Property Tax	\$19,077 (2023)
Assessed Value	\$73,000
Previous Assessed	\$73,000
Assessor Market Value	\$730,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.24
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Slate
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK

74 FLOOD	18 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
Apr 2, 2025	Financing	Deed			
Aug 19, 2021	Financing	Warranty Deed			
Apr 23, 2020	Quitclaim	Quit Claim Transfer			\$684K

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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