

Single Family Residence **RESIDENTIAL**

1448 FOREST AVE

RIVER FOREST, IL 60305

\$832,250 TopHap Estimate · \$387 / ft² · confidence 91 · as of Jun 23, 2026



3

BEDS

2

BATHS

2,148 ft²

LIVING AREA

0.2 ac

LOT SIZE

1933

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$832K

\$757K low

\$907K high

Last Sale

\$487,500 · Jul 7, 2011

Est. Owner Equity

\$30,750

Loan-to-Value

96%

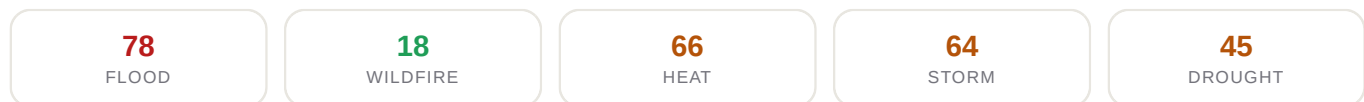
TAX & ASSESSMENT

Property Tax	\$17,211 (2023)
Assessed Value	\$62,868
Previous Assessed	\$62,868
Assessor Market Value	\$628,680

PROPERTY FACTS

Property Type	Single Family Residence
Style	Old Style
County	Cook
Lot (acres)	0.20
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 1, 2011	Resale	Warranty Deed	\$487,500	\$227	\$388K
Nov 26, 2007	Quitclaim	Quit Claim Transfer			\$356K

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

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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