

Single Family Residence **RESIDENTIAL**

1450 FOREST AVE

RIVER FOREST, IL 60305

\$1,053,584 TopHap Estimate · \$323 / ft² · confidence 85 · as of Jul 14, 2026



6

BEDS

4

BATHS

3,266 ft²

LIVING AREA

0.2 ac

LOT SIZE

1947

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$1.1M

\$893K low

\$1.2M high

Last Sale

\$890,000 · Jul 27, 2010

Est. Owner Equity

\$369,334

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$22,183 (2023)
Assessed Value	\$87,000
Previous Assessed	\$87,000
Assessor Market Value	\$870,000

PROPERTY FACTS

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

CLIMATE RISK

79 FLOOD	11 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
Jul 1, 2010	Financing	Warranty Deed			\$650K
Dec 15, 2009	Resale	Warranty Deed	\$500,000	\$153	
Jun 8, 2009	Recorded document	Grant Deed			

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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