

Single Family Residence **RESIDENTIAL**

# 604 CLINTON PL

RIVER FOREST, IL 60305

**\$922,980** TopHap Estimate · \$415 / ft² · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**2,226 ft²**

LIVING AREA

**0.15 ac**

LOT SIZE

**1909**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$923K**

**\$894K low**

**\$952K high**

Last Sale

**\$510,000 · Jul 13, 2007**

Est. Owner Equity

**\$312,980**

Loan-to-Value

**72%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$17,708 (2023) |
| Assessed Value        | \$68,000        |
| Previous Assessed     | \$67,999        |
| Assessor Market Value | \$680,000       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Cook                    |
| Lot (acres)   | 0.15                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Garage        | Garage, Attached        |

## CLIMATE RISK

|                    |                      |                   |                    |                      |
|--------------------|----------------------|-------------------|--------------------|----------------------|
| <b>41</b><br>FLOOD | <b>1</b><br>WILDFIRE | <b>69</b><br>HEAT | <b>67</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 19, 2018 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Jul 2, 2007  | Resale    | Warranty Deed       | \$510,000 | \$229              | \$300K |
| Mar 16, 2007 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Jan 26, 1999 | Resale    | Grant Deed          | \$330,000 | \$148              | \$240K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Roosevelt School                    | Middle     | 5–8    | 0.3 mi   |
| Lincoln Elementary School           | Elementary | PK–4   | 0.5 mi   |
| Oak Park & River Forest High School | High       | 9–12   | 1.0 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

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

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|