

Condominium

RESIDENTIAL

56 FOREST AVE APT 2N

RIVERSIDE, IL 60546

\$156,463 TopHap Estimate · \$253 / ft² · confidence 94 · as of Jul 14, 2026



1

BEDS

1

BATHS

618 ft²

LIVING AREA

0.53 ac

LOT SIZE

1925

YEAR BUILT

VALUATION

\$156K

\$147K low

\$166K high

Last Sale

\$56,500 · Nov 18, 2014

Est. Owner Equity

\$156,463

TAX & ASSESSMENT

Property Tax	\$2,179 (2023)
Assessed Value	\$10,129
Previous Assessed	\$10,128
Assessor Market Value	\$101,290

PROPERTY FACTS

Property Type	Condominium
County	Cook
Lot (acres)	0.53
Heating	None

CLIMATE RISK

1 FLOOD	1 WILDFIRE	70 HEAT	68 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 9, 2024	Financing	Intrafamily Transfer			
Aug 22, 2014	Resale	Grant Deed	\$56,500	\$91	
Mar 25, 2014	Resale	Grant Deed	\$240,000	\$388	
Jan 3, 2012	Recorded document	Warranty Deed			
Jan 13, 2010	Financing	Mortgage			\$1.7M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Central Elementary School	Elementary	PK–5	0.1 mi
Hauser Junior High School	Middle	6–8	0.1 mi
Riverside Brookfield High School	High	9–12	0.5 mi

District: Riverside Brookfield Township School District 208

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 60546

50 CRIME INDEX	127 AIR POLLUTION	17,001 POPULATION	\$106K 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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