

Single Family Residence

RESIDENTIAL

2526 FOREST AVE

NORTH RIVERSIDE, IL 60546

\$387,075 TopHap Estimate · \$240 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,610 ft²

LIVING AREA

3,750 ft²

LOT SIZE

1927

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$387K

\$367K low

\$407K high

Last Sale

\$165,000 · Mar 12, 2009

Est. Owner Equity

\$257,472

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$7,983 (2023)
Assessed Value	\$32,000
Previous Assessed	\$32,000
Assessor Market Value	\$320,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	Cook
Lot (acres)	0.09
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Detached

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
Jan 30, 2009	Resale	Grant Deed	\$165,000	\$102	\$132K
Nov 8, 2004	Resale	Grant Deed	\$253,000	\$157	\$202K
Sep 20, 2000	Resale	Grant Deed	\$158,000	\$98	\$150K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ames Elementary School	Elementary	PK–5	0.2 mi
Hauser Junior High School	Middle	6–8	0.9 mi
Riverside Brookfield High School	High	9–12	1.1 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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