

Single Family Residence **RESIDENTIAL**

1037 FOREST AVE

RIVER FOREST, IL 60305

\$2,112,429 TopHap Estimate · \$467 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

4

BATHS

4,523 ft²

LIVING AREA

0.51 ac

LOT SIZE

1923

YEAR BUILT

2

STORIES

11

ROOMS

4

PARKING

VALUATION

\$2.1M

\$2M low

\$2.2M high

Last Sale

\$2,125,000 · Aug 20, 2007

Est. Owner Equity

\$1,142,023

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$36,769 (2023)
Assessed Value	\$137,626
Previous Assessed	\$137,626
Assessor Market Value	\$1,376,260

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.51
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

1 FLOOD	1 WILDFIRE	68 HEAT	65 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 14, 2007	Resale	Warranty Deed	\$2,125,000	\$470	\$1.1M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.4 mi
Roosevelt School	Middle	5–8	0.6 mi
Oak Park & River Forest High School	High	9–12	1.8 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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