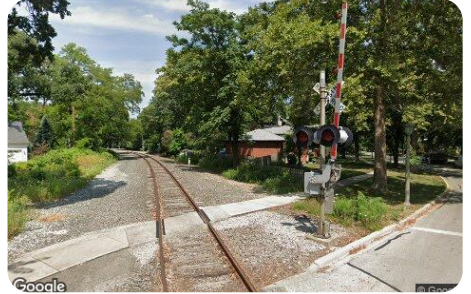


Single Family Residence **RESIDENTIAL**

926 FOREST AVE

RIVER FOREST, IL 60305

\$1,599,001 TopHap Estimate · \$498 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

3,208 ft²

LIVING AREA

0.41 ac

LOT SIZE

1974

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$1.6M

\$1.5M low

\$1.7M high

Last Sale

\$1,028,000 · Sep 7, 2017

Est. Owner Equity

\$951,801

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$24,825 (2023)
Assessed Value	\$94,000
Previous Assessed	\$93,999
Assessor Market Value	\$940,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cook
Lot (acres)	0.41
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK

1 FLOOD	4 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
Sep 1, 2017	Resale	Warranty Deed	\$1,028,000	\$320	
Jun 25, 2007	Resale	Grant Deed	\$849,000	\$265	\$679K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roosevelt School	Middle	5–8	0.5 mi
Willard Elementary School	Elementary	PK–4	0.5 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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