

Single Family Residence **RESIDENTIAL**

1421 FOREST AVE

RIVER FOREST, IL 60305

\$1,389,263 TopHap Estimate · \$406 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,422 ft²

LIVING AREA

0.28 ac

LOT SIZE

1952

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.5M high

Last Sale

\$1,080,000 · Sep 22, 2022

Est. Owner Equity

\$363,263

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$25,647 (2023)
Assessed Value	\$97,000
Previous Assessed	\$97,000
Assessor Market Value	\$970,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.28
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK

60 FLOOD	1 WILDFIRE	68 HEAT	65 STORM	45 DROUGHT
-------------	---------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 9, 2022	Resale	Warranty Deed	\$1,080,000	\$316	\$1M
Mar 30, 2011	Quitclaim	Quit Claim Transfer			\$620K
Feb 13, 2009	Quitclaim	Quit Claim Transfer			\$566K
May 4, 1998	Resale	Trustees Deed	\$330,000	\$96	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.3 mi
Roosevelt School	Middle	5–8	1.0 mi
Oak Park & River Forest High School	High	9–12	2.0 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

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

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

OWNERSHIP

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