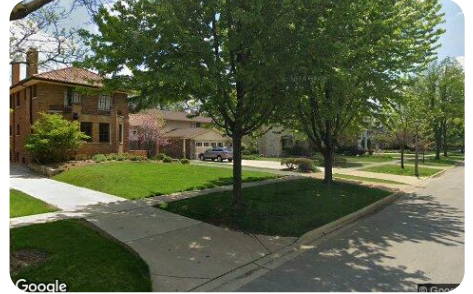


Single Family Residence **RESIDENTIAL**

1447 FOREST AVE

RIVER FOREST, IL 60305

\$1,115,265 TopHap Estimate · \$392 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,847 ft²

LIVING AREA

0.21 ac

LOT SIZE

1929

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.1M

\$1M low

\$1.2M high

Last Sale

\$600,000 · Aug 21, 2012

Est. Owner Equity

\$0

Loan-to-Value

102%

TAX & ASSESSMENT

Property Tax	\$20,719 (2023)
Assessed Value	\$79,000
Previous Assessed	\$79,000
Assessor Market Value	\$790,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.21
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK

72 FLOOD	13 WILDFIRE	66 HEAT	64 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 15, 2018	Non-arms-length	Grant Deed	\$825,000	\$290	\$660K
Oct 15, 2017	Quitclaim	Quit Claim Transfer			
Aug 10, 2012	Resale	Warranty Deed	\$600,000	\$211	\$600K

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

OWNERSHIP

Occupancy	Owner occupied
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