

Single Family Residence **RESIDENTIAL**

704 FOREST AVE

RIVER FOREST, IL 60305

\$867,420 TopHap Estimate · \$589 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,473 ft²

LIVING AREA

0.19 ac

LOT SIZE

1925

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$867K

\$823K low

\$912K high

Last Sale

\$600,000 · Apr 6, 2021

Est. Owner Equity

\$387,420

Loan-to-Value

54%

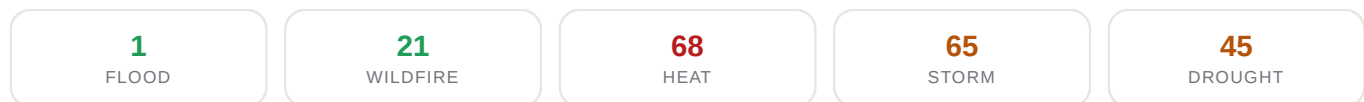
TAX & ASSESSMENT

Property Tax	\$15,056 (2023)
Assessed Value	\$56,185
Previous Assessed	\$54,999
Assessor Market Value	\$561,850

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	Cook
Lot (acres)	0.19
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 4, 2022	Financing	Intrafamily Transfer			
Feb 16, 2021	Resale	Deed	\$600,000	\$407	\$480K
Jan 11, 2018	Resale	Grant Deed	\$390,000	\$265	\$312K
Feb 3, 2010	Non-arms-length	Grant Deed	\$185,000	\$126	
Jul 17, 2008	Recorded document	Grant Deed			
Dec 9, 2003	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.3 mi
Roosevelt School	Middle	5–8	0.4 mi
Oak Park & River Forest High School	High	9–12	1.7 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
-----------	----------------