

Single Family Residence **RESIDENTIAL**

# 322 FOREST ST

WINNETKA, IL 60093

**\$2,029,096** TopHap Estimate · \$616 / ft<sup>2</sup> · confidence 86 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**3,294 ft<sup>2</sup>**

LIVING AREA

**0.2 ac**

LOT SIZE

**1921**

YEAR BUILT

**2**

STORIES

**11**

ROOMS

## VALUATION

**\$2M**

**\$1.7M low**

**\$2.3M high**

Last Sale

**\$1,750,000 · Jul 25, 2024**

Est. Owner Equity

**\$629,096**

Loan-to-Value

**71%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$24,965 (2023) |
| Assessed Value        | \$111,000       |
| Previous Assessed     | \$111,000       |
| Assessor Market Value | \$1,110,000     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Cook                    |
| Lot (acres)   | 0.20                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Composition Shingle     |
| Heating       | Hot Water               |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Detached        |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 12<br>WILDFIRE | 61<br>HEAT | 66<br>STORM | 40<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-------------|--------------------|--------|
| Nov 22, 2024 | Financing | Intrafamily Transfer |             |                    |        |
| Jul 19, 2024 | Resale    | Warranty Deed        | \$1,750,000 | \$531              | \$1.4M |

## ASSIGNED SCHOOLS

| SCHOOL                                    | LEVEL      | GRADES | DISTANCE |
|-------------------------------------------|------------|--------|----------|
| Greeley Elementary School                 | Elementary | KG–4   | 0.5 mi   |
| New Trier Township High School - Winnetka | High       | 10–12  | 0.7 mi   |
| The Carleton W. Washburne School          | Middle     | 7–8    | 1.1 mi   |

District: Winnetka School District 36

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 60093

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>53</b><br>CRIME INDEX | <b>117</b><br>AIR POLLUTION | <b>19,121</b><br>POPULATION | <b>\$236K</b><br>MEDIAN IN-COME | <b>49°F</b><br>AVG TEMP | <b>54%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|