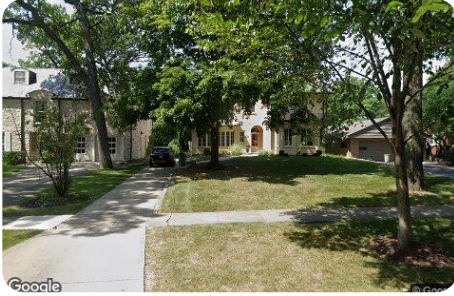


Single Family Residence **RESIDENTIAL**

1138 FOREST AVE

RIVER FOREST, IL 60305

\$1,027,403 TopHap Estimate · \$412 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,494 ft²

LIVING AREA

0.3 ac

LOT SIZE

1926

YEAR BUILT

2

STORIES

8

ROOMS

3

PARKING

VALUATION

\$1M

\$959K low

\$1.1M high

Last Sale

\$620,000 · Dec 3, 1999

Est. Owner Equity

\$0

Loan-to-Value

265%

TAX & ASSESSMENT

Property Tax	\$20,833 (2023)
Assessed Value	\$79,415
Previous Assessed	\$79,415
Assessor Market Value	\$794,150

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.30
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Tile
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

1 FLOOD	1 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 18, 2003	Financing	Mortgage			\$2.6M
Oct 22, 2002	Financing	Mortgage			\$2.6M
Sep 12, 2001	Financing	Mortgage			\$2.6M
Dec 3, 1999	Resale	Grant Deed	\$620,000	\$249	\$496K
Jul 15, 1998	Resale	Grant Deed	\$530,000	\$213	\$424K
Jan 26, 1998	Quitclaim	Quit Claim Transfer			\$220K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.3 mi
Roosevelt School	Middle	5–8	0.7 mi

Oak Park & River Forest High School	High	9–12	1.9 mi
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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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