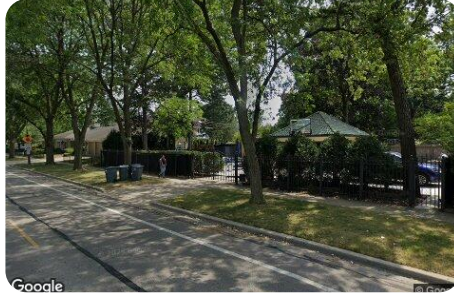


Single Family Residence **RESIDENTIAL**

1147 FOREST AVE

RIVER FOREST, IL 60305

\$1,652,968 TopHap Estimate · \$579 / ft² · confidence 97 · as of Jul 14, 2026



5

BEDS

5

BATHS

2,854 ft²

LIVING AREA

0.3 ac

LOT SIZE

1925

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$1.7M

\$1.6M low

\$1.7M high

Last Sale

\$1,300,000 · Apr 20, 2022

Est. Owner Equity

\$742,968

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$23,739 (2023)
Assessed Value	\$86,716
Previous Assessed	\$86,716
Assessor Market Value	\$867,160

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	20 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
Oct 21, 2022	Financing	Intrafamily Transfer			
Apr 6, 2022	Resale	Warranty Deed	\$1,300,000	\$456	\$910K
Feb 10, 2007	Quitclaim	Quit Claim Transfer			\$690K

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	1.8 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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