

Single Family Residence

RESIDENTIAL

45 KEYSTONE AVE

RIVER FOREST, IL 60305

\$889,431 TopHap Estimate · \$329 / ft² · confidence 93 · as of Jul 14, 2026



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BEDS

3

BATHS

2,703 ft²

LIVING AREA

0.21 ac

LOT SIZE

1921

YEAR BUILT

2

STORIES

8

ROOMS

3

PARKING

VALUATION

\$889K

\$828K low

\$951K high

Last Sale

\$775,000 · Aug 10, 2017

Est. Owner Equity

\$306,431

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$19,288 (2023)
Assessed Value	\$73,771
Previous Assessed	\$73,771
Assessor Market Value	\$737,710

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.21
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
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
May 30, 2017	Resale	Grant Deed	\$775,000	\$287	\$620K
May 17, 2008	Quitclaim	Quit Claim Transfer			
Sep 28, 2007	Resale	Warranty Deed	\$860,000	\$318	\$360K
Mar 8, 2006	Quitclaim	Quit Claim Transfer			
Oct 25, 2005	Resale	Warranty Deed	\$425,000	\$157	\$650K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.6 mi
Roosevelt School	Middle	5–8	0.9 mi
Oak Park & River Forest High School	High	9–12	1.8 mi

District: Oak Park and River Forest District 200



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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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