

Row House

RESIDENTIAL

1540 FOREST AVE

RIVER FOREST, IL 60305

\$250,366 TopHap Estimate · \$231 / ft² · confidence 93 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,082 ft²

LIVING AREA

953 ft²

LOT SIZE

1957

YEAR BUILT

2

STORIES

4

ROOMS

VALUATION

\$250K

\$232K low

\$269K high

Last Sale

\$125,000 · Jan 19, 2011

Est. Owner Equity

\$156,616

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$6,022 (2023)
Assessed Value	\$22,000
Previous Assessed	\$21,999
Assessor Market Value	\$220,000

PROPERTY FACTS

Property Type	Row House
Style	Modern
County	Cook
Lot (acres)	0.02
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Detached

CLIMATE RISK

81 FLOOD	1 WILDFIRE	66 HEAT	64 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 20, 2010	Resale	Warranty Deed	\$125,000	\$116	\$94K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.4 mi
Roosevelt School	Middle	5–8	1.2 mi
Oak Park & River Forest High School	High	9–12	2.1 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	Absentee owner
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