

Single Family Residence **RESIDENTIAL**

2256 FOREST AVE

NORTH RIVERSIDE, IL 60546

\$320,046 TopHap Estimate · \$365 / ft² · confidence 94 · as of Jul 14, 2026



2

BEDS

2

BATHS

876 ft²

LIVING AREA

3,750 ft²

LOT SIZE

1952

YEAR BUILT

1

STORIES

4

ROOMS

2

PARKING

VALUATION

\$320K

\$300K low

\$340K high

Last Sale

\$253,000 · May 17, 2017

Est. Owner Equity

\$17,046

Loan-to-Value

98%

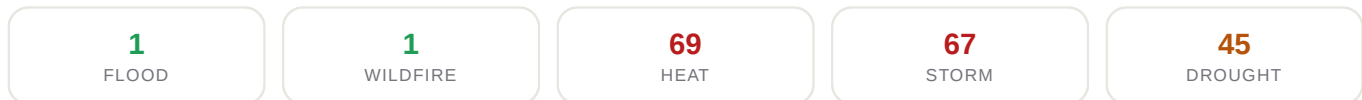
TAX & ASSESSMENT

Property Tax	\$6,592 (2023)
Assessed Value	\$27,000
Previous Assessed	\$27,000
Assessor Market Value	\$270,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.09
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Detached

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 17, 2017	Resale	Warranty Deed	\$253,000	\$289	\$200K
Dec 14, 2007	Resale	Warranty Deed	\$245,000	\$280	\$250K
Jul 3, 2001	Resale	Grant Deed	\$163,500	\$187	\$134K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ames Elementary School	Elementary	PK–5	0.6 mi
Hauser Junior High School	Middle	6–8	1.3 mi
Riverside Brookfield High School	High	9–12	1.4 mi

District: Riverside Brookfield Township School District 208

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 60546

50 CRIME INDEX	127 AIR POLLUTION	17,001 POPULATION	\$106K 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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