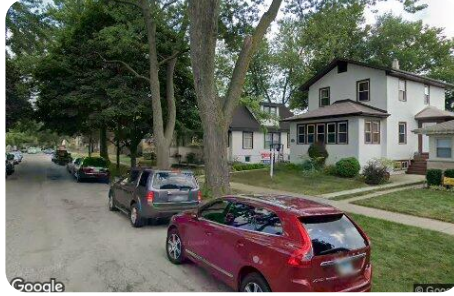


Single Family Residence **RESIDENTIAL**

## 2420 FOREST AVE

NORTH RIVERSIDE, IL 60546

**\$419,029** TopHap Estimate · \$380 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,104 ft<sup>2</sup>**

LIVING AREA

**3,750 ft<sup>2</sup>**

LOT SIZE

**1963**

YEAR BUILT

**2**

STORIES

**5**

ROOMS

**2**

PARKING

### VALUATION

**\$419K**

\$402K low

\$436K high

Last Sale

**\$362,000 · Oct 12, 2022**

Est. Owner Equity

**\$129,429**

Loan-to-Value

**71%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,983 (2023) |
| Assessed Value        | \$30,270       |
| Previous Assessed     | \$32,000       |
| Assessor Market Value | \$302,700      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | Split Level                           |
| 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

|                   |                      |                   |                    |                      |
|-------------------|----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>1</b><br>WILDFIRE | <b>69</b><br>HEAT | <b>67</b><br>STORM | <b>45</b><br>DROUGHT |
|-------------------|----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------------|-----------|--------------------|--------|
| Sep 29, 2022 | Resale            | Warranty Deed       | \$362,000 | \$328              | \$290K |
| Jul 10, 2014 | Resale            | Warranty Deed       | \$267,500 | \$242              | \$214K |
| Oct 11, 2013 | Non-arms-length   | Grant Deed          | \$127,000 | \$115              |        |
| Oct 11, 2013 | Quitclaim         | Quit Claim Transfer |           |                    |        |
| Oct 22, 2010 | Recorded document | Trustees Deed       |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Ames Elementary School           | Elementary | PK–5   | 0.4 mi   |
| Hauser Junior High School        | Middle     | 6–8    | 1.0 mi   |
| Riverside Brookfield High School | High       | 9–12   | 1.3 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>50</b><br>CRIME INDEX | <b>127</b><br>AIR POLLUTION | <b>17,001</b><br>POPULATION | <b>\$106K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>54%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|