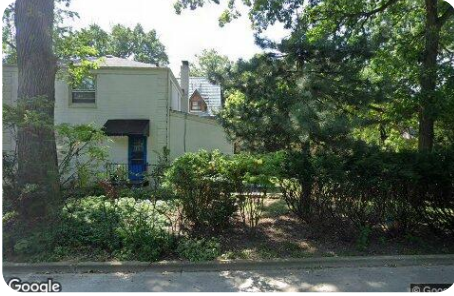


Single Family Residence **RESIDENTIAL**

846 FOREST AVE

RIVER FOREST, IL 60305

\$835,010 TopHap Estimate · \$411 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,030 ft²

LIVING AREA

0.19 ac

LOT SIZE

1944

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$835K

\$803K low

\$867K high

Last Sale

\$625,000 · Jul 26, 2022

Est. Owner Equity

\$8,510

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$16,973 (2023)
Assessed Value	\$62,000
Previous Assessed	\$62,000
Assessor Market Value	\$620,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Old Style
County	Cook
Lot (acres)	0.19
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

1 FLOOD	8 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
Jul 15, 2022	Resale	Warranty Deed	\$625,000	\$308	\$563K
Jun 9, 2000	Resale	Grant Deed	\$425,000	\$209	\$420K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roosevelt School	Middle	5–8	0.5 mi
Willard Elementary School	Elementary	PK–4	0.6 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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