

Single Family Residence **RESIDENTIAL**

2245 FOREST AVE

NORTH RIVERSIDE, IL 60546

\$303,989 TopHap Estimate · \$221 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,375 ft²

LIVING AREA

3,750 ft²

LOT SIZE

1946

YEAR BUILT

2

STORIES

6

ROOMS

1

PARKING

VALUATION

\$304K

\$288K low

\$320K high

Last Sale

\$172,500 · Aug 15, 2012

Est. Owner Equity

\$24,989

Loan-to-Value

89%

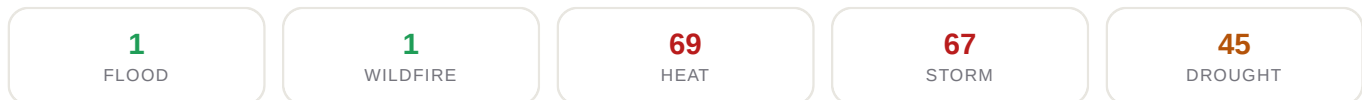
TAX & ASSESSMENT

Property Tax	\$5,022 (2023)
Assessed Value	\$20,531
Previous Assessed	\$20,531
Assessor Market Value	\$205,310

PROPERTY FACTS

Property Type	Single Family Residence
Style	Old Style
County	Cook
Lot (acres)	0.09
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Forced Air
Cooling	None
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 16, 2012	Resale	Grant Deed	\$172,500	\$125	\$169K

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	1.5 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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