

Single Family Residence **RESIDENTIAL**

# 2511 FOREST AVE

RIVERSIDE, IL 60546

**\$321,031** TopHap Estimate · \$271 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**1,186 ft<sup>2</sup>**

LIVING AREA

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

LOT SIZE

**1946**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$321K**

\$307K low

\$335K high

Last Sale

**\$140,000 · Jul 16, 2002**

Est. Owner Equity

**\$178,531**

Loan-to-Value

**43%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,607 (2023) |
| Assessed Value        | \$29,000       |
| Previous Assessed     | \$29,000       |
| Assessor Market Value | \$290,000      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | Bungalow                              |
| County        | Cook                                  |
| Lot (acres)   | 0.09                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Forced Air                            |
| Cooling       | None                                  |
| 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   |
|--------------|--------|------------|-----------|--------------------|--------|
| Jul 16, 2002 | Resale | Grant Deed | \$140,000 | \$118              | \$112K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Ames Elementary School           | Elementary | PK–5   | 0.3 mi   |
| Hauser Junior High School        | Middle     | 6–8    | 0.9 mi   |
| Riverside Brookfield High School | High       | 9–12   | 1.2 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> |
|-----------|-----------------------|