

Single Family Residence **RESIDENTIAL**

931 FOREST AVE

RIVER FOREST, IL 60305

\$903,362 TopHap Estimate · \$437 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,067 ft²

LIVING AREA

0.27 ac

LOT SIZE

1925

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$903K

\$846K low

\$961K high

Last Sale

\$630,000 · Feb 16, 2022

Est. Owner Equity

\$302,362

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$16,066 (2023)
Assessed Value	\$62,000
Previous Assessed	\$62,000
Assessor Market Value	\$620,000

PROPERTY FACTS

Property Type	Single Family Residence
County	COOK
Lot (acres)	0.27
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Garage	Garage, Detached
Pool	No

CLIMATE RISK

1 FLOOD	21 WILDFIRE	68 HEAT	65 STORM	45 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 9, 2021	Resale	Warranty Deed	\$630,000	\$305	\$567K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roosevelt School	Middle	5–8	0.5 mi
Willard Elementary School	Elementary	PK–4	0.5 mi
Oak Park & River Forest High School	High	9–12	1.7 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------