

Single Family Residence **RESIDENTIAL**

# 747 CLINTON PL

RIVER FOREST, IL 60305

**\$1,227,950** TopHap Estimate · \$382 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**3,214 ft<sup>2</sup>**  
LIVING AREA

**0.21 ac**  
LOT SIZE

**1910**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$1.2M**

\$1.1M low

\$1.3M high

Est. Owner Equity

**\$820,950**

Loan-to-Value

**35%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$22,014 (2023) |
| Assessed Value        | \$86,380        |
| Previous Assessed     | \$86,380        |
| Assessor Market Value | \$863,800       |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| County        | Cook                                  |
| Lot (acres)   | 0.21                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Hot Water                             |
| Cooling       | Central                               |
| Fireplace     | Yes                                   |
| Garage        | Garage, Detached                      |

## CLIMATE RISK

|             |               |            |             |               |
|-------------|---------------|------------|-------------|---------------|
| 43<br>FLOOD | 1<br>WILDFIRE | 69<br>HEAT | 67<br>STORM | 45<br>DROUGHT |
|-------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED                 | PRICE | \$/FT <sup>2</sup> | LOAN |
|-------------|-----------|----------------------|-------|--------------------|------|
| Mar 4, 2021 | Financing | Intrafamily Transfer |       |                    |      |
| Oct 7, 2015 | Quitclaim | Quit Claim Transfer  |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Roosevelt School                    | Middle     | 5–8    | 0.3 mi   |
| Lincoln Elementary School           | Elementary | PK–4   | 0.7 mi   |
| Oak Park & River Forest High School | High       | 9–12   | 1.0 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

|                                      |                                         |                                         |                                             |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>29</div> <div>CRIME INDEX</div> | <div>133</div> <div>AIR POLLUTION</div> | <div>11,189</div> <div>POPULATION</div> | <div>\$152K</div> <div>MEDIAN IN-COME</div> | <div>50°F</div> <div>AVG TEMP</div> | <div>54%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

| OWNERSHIP

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