

Single Family Residence **RESIDENTIAL**

1400 FOREST AVE

RIVER FOREST, IL 60305

\$1,312,433 TopHap Estimate · \$369 / ft² · confidence 89 · as of Jul 14, 2026



6

BEDS

4

BATHS

3,553 ft²

LIVING AREA

0.31 ac

LOT SIZE

1939

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.5M high

Last Sale

\$1,240,000 · Nov 20, 2024

Est. Owner Equity

\$542,433

Loan-to-Value

59%

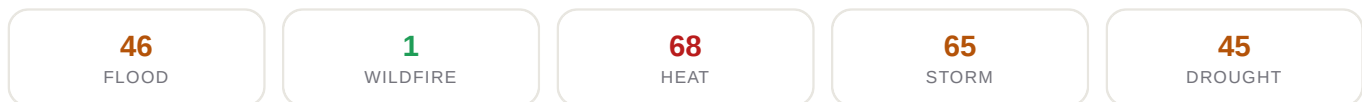
TAX & ASSESSMENT

Property Tax	\$25,468 (2023)
Assessed Value	\$99,000
Previous Assessed	\$98,999
Assessor Market Value	\$990,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.31
Construction	Frame (Unspecified)
Roof	Slate
Heating	Hot Water
Cooling	None
Garage	Garage, Attached

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 13, 2024	Resale	Deed	\$1,240,000	\$349	
Dec 3, 2015	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.3 mi
Roosevelt School	Middle	5–8	1.0 mi
Oak Park & River Forest High School	High	9–12	2.0 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

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
-----------	-----------------------