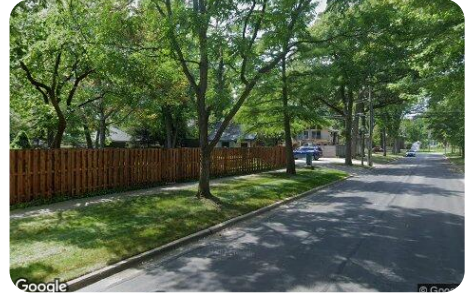


Single Family Residence **RESIDENTIAL**

1044 FOREST AVE

RIVER FOREST, IL 60305

\$1,831,542 TopHap Estimate · \$542 / ft² · confidence 98 · as of Jul 14, 2026



5
BEDS

5
BATHS

3,380 ft²
LIVING AREA

0.5 ac
LOT SIZE

1929
YEAR BUILT

2
STORIES

9
ROOMS

2
PARKING

VALUATION

\$1.8M

\$1.8M low

\$1.9M high

Last Sale

\$1,625,000 · Nov 2, 2022

Est. Owner Equity

\$806,542

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$31,650 (2023)
Assessed Value	\$115,613
Previous Assessed	\$115,613
Assessor Market Value	\$1,156,130

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.50
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Slate
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK

1 FLOOD	1 WILDFIRE	68 HEAT	65 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 27, 2022	Resale	Warranty Deed	\$1,625,000	\$481	\$1M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.4 mi
Roosevelt School	Middle	5–8	0.6 mi
Oak Park & River Forest High School	High	9–12	1.8 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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