

Single Family Residence **RESIDENTIAL**

1038 FOREST AVE

RIVER FOREST, IL 60305

\$1,502,357 TopHap Estimate · \$424 / ft² · confidence 90 · as of Jul 14, 2026



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5

BEDS

4

BATHS

3,544 ft²

LIVING AREA

0.25 ac

LOT SIZE

1915

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$1.5M

\$1.4M low

\$1.6M high

Last Sale

\$1,466,000 · Oct 28, 2025

Est. Owner Equity

\$842,657

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$28,658 (2023)
Assessed Value	\$122,631
Previous Assessed	\$108,000
Assessor Market Value	\$1,226,310

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.25
Foundation	Raised (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

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
Aug 29, 2025	Resale	Warranty Deed	\$1,466,000	\$414	\$660K
Mar 14, 2022	Resale	Deed	\$1,280,000	\$361	\$896K
Sep 29, 2017	Non-arms-length	Grant Deed	\$695,000	\$196	\$1.9M
Jul 12, 1999	Resale	Grant Deed	\$499,000	\$141	\$399K

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



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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