

Single Family Residence **RESIDENTIAL**

# 1031 FOREST AVE

RIVER FOREST, IL 60305

**\$1,057,728** TopHap Estimate · \$401 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**3**

BEDS

**4**

BATHS

**2,635 ft<sup>2</sup>**

LIVING AREA

**0.25 ac**

LOT SIZE

**1924**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$1.1M**

\$953K low

\$1.2M high

Est. Owner Equity

**\$917,728**

Loan-to-Value

**13%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$21,267 (2023) |
| Assessed Value        | \$81,000        |
| Previous Assessed     | \$81,000        |
| Assessor Market Value | \$810,000       |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | Ranch                                 |
| County        | Cook                                  |
| Lot (acres)   | 0.25                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Forced Air                            |
| Cooling       | Central                               |
| Fireplace     | Yes                                   |
| Garage        | Garage, Detached                      |

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 1<br>WILDFIRE | 68<br>HEAT | 65<br>STORM | 45<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|---------------------|-------|--------------------|------|
| Jun 14, 2017 | Quitclaim | Quit Claim Transfer |       |                    |      |

## 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

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

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|