

Single Family Residence **RESIDENTIAL**

1452 KEYSTONE AVE

RIVER FOREST, IL 60305

\$1,152,706 TopHap Estimate · \$372 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,098 ft²

LIVING AREA

0.33 ac

LOT SIZE

1946

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.2M high

Last Sale

\$1,043,000 · Sep 6, 2017

Est. Owner Equity

\$318,306

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$24,883 (2023)
Assessed Value	\$94,211
Previous Assessed	\$94,210
Assessor Market Value	\$942,110

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.33
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK

94 FLOOD	17 WILDFIRE	66 HEAT	64 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 28, 2017	Resale	Warranty Deed	\$1,043,000	\$337	\$834K
Apr 18, 2016	Resale	Grant Deed	\$515,000	\$166	\$412K
Oct 23, 2015	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.4 mi
Roosevelt School	Middle	5–8	1.1 mi
Oak Park & River Forest High School	High	9–12	2.1 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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