

Row House **RESIDENTIAL**

1538 FOREST AVE

RIVER FOREST, IL 60305

\$252,805 TopHap Estimate · \$234 / ft² · confidence 94 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,082 ft²
LIVING AREA

953 ft²
LOT SIZE

1956
YEAR BUILT

2
STORIES

4
ROOMS

VALUATION

\$253K

\$237K low

\$269K high

Last Sale

\$246,000 · Jul 24, 2023

Est. Owner Equity

\$57,205

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$5,115 (2023)
Assessed Value	\$22,000
Previous Assessed	\$21,999
Assessor Market Value	\$220,000

PROPERTY FACTS

Property Type	Row House
Style	Modern
County	Cook
Lot (acres)	0.02
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Detached

CLIMATE RISK

80 FLOOD	1 WILDFIRE	66 HEAT	64 STORM	45 DROUGHT
-------------	---------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 4, 2023	Resale	Warranty Deed	\$246,000	\$227	\$196K
Nov 13, 2012	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.4 mi
Roosevelt School	Middle	5–8	1.2 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------