

Single Family Residence **RESIDENTIAL**

1451 FOREST AVE

RIVER FOREST, IL 60305

\$1,131,429 TopHap Estimate · \$354 / ft² · confidence 89 · as of Jul 14, 2026



5

BEDS

5

BATHS

3,198 ft²

LIVING AREA

0.21 ac

LOT SIZE

1930

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.1M

\$1M low

\$1.3M high

Last Sale

\$445,000 · Aug 19, 1998

Est. Owner Equity

\$477,229

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$22,498 (2023)
Assessed Value	\$85,495
Previous Assessed	\$85,495
Assessor Market Value	\$854,950

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.21
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Tile
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK

73 FLOOD	13 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
Oct 7, 2010	Quitclaim	Quit Claim Transfer			
Aug 19, 1998	Resale	Trustees Deed	\$445,000	\$139	\$356K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.3 mi
Roosevelt School	Middle	5–8	1.1 mi
Oak Park & River Forest High School	High	9–12	2.0 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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