

Single Family Residence **RESIDENTIAL**

1413 FOREST AVE

RIVER FOREST, IL 60305

\$1,301,474 TopHap Estimate · \$385 / ft² · confidence 90 · as of Jul 14, 2026



6

BEDS

3

BATHS

3,380 ft²

LIVING AREA

0.31 ac

LOT SIZE

1931

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Est. Owner Equity

\$0

Loan-to-Value

126%

TAX & ASSESSMENT

Property Tax	\$24,174 (2023)
Assessed Value	\$91,619
Previous Assessed	\$91,619
Assessor Market Value	\$916,190

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.31
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

53 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
Mar 28, 2025	Financing	Intrafamily Transfer			\$340K
Oct 13, 2020	Quitclaim	Quit Claim Transfer			
Nov 27, 2013	Financing	Grant Deed			\$417K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.3 mi
Roosevelt School	Middle	5–8	1.0 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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