

Single Family Residence **RESIDENTIAL**

1407 FOREST AVE

RIVER FOREST, IL 60305

\$1,116,753 TopHap Estimate · \$371 / ft² · confidence 89 · as of Jul 14, 2026

4
BEDS

4
BATHS

3,010 ft²
LIVING AREA

0.28 ac
LOT SIZE

1937
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$1.1M

\$999K low

\$1.2M high

Est. Owner Equity **\$866,753**

Loan-to-Value **22%**

TAX & ASSESSMENT

Property Tax **\$21,191 (2023)**

Assessed Value **\$80,722**

Previous Assessed **\$80,722**

Assessor Market Value **\$807,220**

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cook
Lot (acres)	0.28
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Slate
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

49 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
Jun 22, 1999	Financing	Grant Deed			\$318K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.2 mi
Roosevelt School	Middle	5–8	0.9 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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