

Single Family Residence **RESIDENTIAL**

1106 FOREST AVE

RIVER FOREST, IL 60305

\$964,982 TopHap Estimate · \$403 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,395 ft²

LIVING AREA

0.25 ac

LOT SIZE

1922

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$965K

\$915K low

\$1M high

Last Sale

\$650,000 · Apr 14, 2015

Est. Owner Equity

\$309,680

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$19,802 (2023)
Assessed Value	\$75,650
Previous Assessed	\$75,650
Assessor Market Value	\$756,500

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.25
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

1 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 7, 2022	Financing	Intrafamily Transfer			
Feb 23, 2022	Financing	Intrafamily Transfer			\$125K
Apr 6, 2015	Resale	Grant Deed	\$650,000	\$271	\$520K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.4 mi
Roosevelt School	Middle	5–8	0.7 mi
Oak Park & River Forest High School	High	9–12	1.9 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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