

Single Family Residence **RESIDENTIAL**

1102 FOREST AVE

RIVER FOREST, IL 60305

\$1,371,424 TopHap Estimate · \$569 / ft² · confidence 91 · as of Jul 14, 2026



5

BEDS

4

BATHS

2,411 ft²

LIVING AREA

0.25 ac

LOT SIZE

1922

YEAR BUILT

2

STORIES

9

ROOMS

3

PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.5M high

Last Sale

\$1,280,000 · Jan 19, 2024

Est. Owner Equity

\$376,424

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$34,502 (2023)
Assessed Value	\$132,000
Previous Assessed	\$131,999
Assessor Market Value	\$1,320,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Old Style
County	Cook
Lot (acres)	0.25
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
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
Dec 26, 2023	Resale	Warranty Deed	\$1,280,000	\$531	\$1M

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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