

Row House

RESIDENTIAL

8209 LAKE ST

RIVER FOREST, IL 60305

\$469,617 TopHap Estimate · \$316 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,486 ft²

LIVING AREA

3,725 ft²

LOT SIZE

1949

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$470K

\$436K low

\$504K high

Last Sale

\$150,000 · Sep 30, 2024

Est. Owner Equity

\$357,117

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$10,316 (2023)
Assessed Value	\$41,000
Previous Assessed	\$40,999
Assessor Market Value	\$410,000

PROPERTY FACTS

Property Type	Row House
Style	Row End Or Row Middle
County	Cook
Lot (acres)	0.09
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Hot Water
Cooling	None
Garage	Garage, Detached

CLIMATE RISK

25 FLOOD	18 WILDFIRE	68 HEAT	65 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 23, 2024	Resale	Warranty Deed	\$150,000	\$101	\$113K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.5 mi
Roosevelt School	Middle	5–8	0.9 mi
Oak Park & River Forest High School	High	9–12	2.1 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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