

Row House **RESIDENTIAL**

8125 LAKE ST

RIVER FOREST, IL 60305

\$398,441 TopHap Estimate · \$279 / ft² · confidence 97 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,430 ft²

LIVING AREA

2,262 ft²

LOT SIZE

1950

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$398K

\$386K low

\$410K high

Last Sale

\$268,500 · Aug 14, 2015

Est. Owner Equity

\$186,941

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax

\$8,674 (2023)

Assessed Value

\$35,000

Previous Assessed

\$34,999

Assessor Market Value

\$350,000

PROPERTY FACTS

Property Type	Row House
Style	Row End Or Row Middle
County	Cook
Lot (acres)	0.05
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

1 FLOOD	15 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
Jul 7, 2015	Resale	Warranty Deed	\$268,500	\$188	\$215K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.5 mi
Roosevelt School	Middle	5–8	0.8 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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