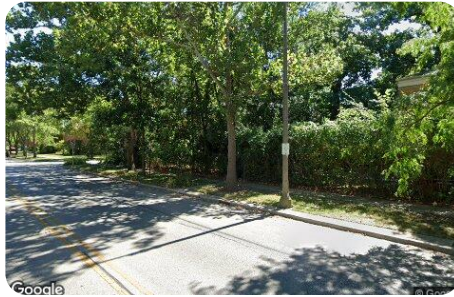


Row House **RESIDENTIAL**

8109 LAKE ST

RIVER FOREST, IL 60305



3

BEDS

1

BATHS

1,394 ft²

LIVING AREA

3,524 ft²

LOT SIZE

1949

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

Last Sale

\$420,000 · Dec 15, 2023

TAX & ASSESSMENT

Property Tax	\$8,400 (2023)
Assessed Value	\$34,000
Previous Assessed	\$33,999
Assessor Market Value	\$340,000

PROPERTY FACTS

Property Type	Row House
Style	Row End Or Row Middle
County	Cook
Lot (acres)	0.08
Construction	Masonry/Concrete Masonry Units (Cmus)
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
-------------------	----------------------	-------------------	--------------------	----------------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 27, 2023	Resale	Warranty Deed	\$420,000	\$301	\$336K
Aug 22, 2008	Resale	Warranty Deed	\$310,000	\$222	\$305K
May 27, 2003	Resale	Grant Deed	\$275,000	\$197	\$210K
Feb 21, 2003	Quitclaim	Quit Claim Transfer			
Apr 7, 1998	Resale	Grant Deed	\$148,000	\$106	\$141K

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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------