

Row House

RESIDENTIAL

8113 LAKE ST

RIVER FOREST, IL 60305

\$420,611 TopHap Estimate · \$283 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,486 ft²

LIVING AREA

2,480 ft²

LOT SIZE

1951

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$421K

\$389K low

\$452K high

Last Sale

\$406,500 · Dec 4, 2019

Est. Owner Equity

\$420,611

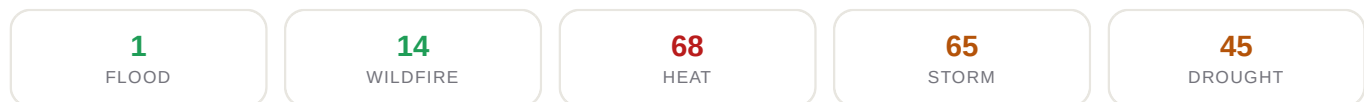
TAX & ASSESSMENT

Property Tax	\$8,948 (2023)
Assessed Value	\$36,000
Previous Assessed	\$36,000
Assessor Market Value	\$360,000

PROPERTY FACTS

Property Type	Row House
Style	Row End Or Row Middle
County	Cook
Lot (acres)	0.06
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 20, 2019	Resale	Warranty Deed	\$406,500	\$274	\$325K
Jan 29, 2019	Resale	Warranty Deed	\$406,500	\$274	\$325K
Dec 6, 2017	Resale	Grant Deed	\$195,000	\$131	
Sep 18, 2013	Quitclaim	Quit Claim Transfer			

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	Absentee owner
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