

Single Family Residence **RESIDENTIAL**

1330 LATHROP AVE

RIVER FOREST, IL 60305

\$1,016,450 TopHap Estimate · \$404 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1

BATHS

2,516 ft²

LIVING AREA

0.21 ac

LOT SIZE

1928

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$1M

\$957K low

\$1.1M high

Last Sale

\$800,000 · Apr 26, 2023

Est. Owner Equity

\$296,450

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$19,077 (2023)
Assessed Value	\$73,000
Previous Assessed	\$72,999
Assessor Market Value	\$730,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.21
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Hot Water
Cooling	None
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

34 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
Apr 17, 2023	Resale	Warranty Deed	\$800,000	\$318	\$720K
Nov 30, 2018	Resale	Warranty Deed	\$590,000	\$234	\$561K
Aug 15, 2013	Financing	Grant Deed			\$280K
Jun 19, 1998	Non-arms-length	Grant Deed	\$393,000	\$156	\$314K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.1 mi
Roosevelt School	Middle	5–8	0.8 mi
Oak Park & River Forest High School	High	9–12	1.7 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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