

Single Family Residence **RESIDENTIAL**

1326 LATHROP AVE

RIVER FOREST, IL 60305

\$961,507 TopHap Estimate · \$395 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,433 ft²

LIVING AREA

0.21 ac

LOT SIZE

1938

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$962K

\$863K low

\$1.1M high

Est. Owner Equity

\$585,507

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$18,409 (2023)
Assessed Value	\$73,215
Previous Assessed	\$73,214
Assessor Market Value	\$732,150

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.21
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

10 FLOOD	1 WILDFIRE	68 HEAT	65 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

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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