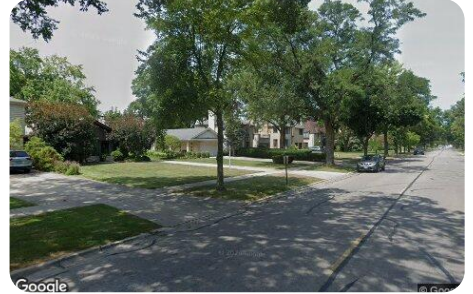


Single Family Residence **RESIDENTIAL**

1234 LATHROP AVE

RIVER FOREST, IL 60305

\$884,178 TopHap Estimate · \$475 / ft² · confidence 85 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,861 ft²

LIVING AREA

0.21 ac

LOT SIZE

1949

YEAR BUILT

2

STORIES

7

ROOMS

1

PARKING

VALUATION

\$884K

\$749K low

\$1M high

Last Sale

\$803,000 · May 15, 2024

Est. Owner Equity

\$244,678

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$16,161 (2023)
Assessed Value	\$65,000
Previous Assessed	\$65,000
Assessor Market Value	\$650,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Old Style
County	Cook
Lot (acres)	0.21
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Forced Air
Cooling	None
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK

1 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 15, 2024	Resale	Warranty Deed	\$803,000	\$431	\$642K
Feb 5, 2007	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.1 mi
Roosevelt School	Middle	5–8	0.7 mi
Oak Park & River Forest High School	High	9–12	1.6 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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