

Single Family Residence **RESIDENTIAL**

# 1226 LATHROP AVE

RIVER FOREST, IL 60305

**\$476,914** TopHap Estimate · \$441 / ft<sup>2</sup> · confidence 85 · as of Jul 14, 2026



**2**  
BEDS

**2**  
BATHS

**1,082 ft<sup>2</sup>**  
LIVING AREA

**0.21 ac**  
LOT SIZE

**1952**  
YEAR BUILT

**1**  
STORIES

**5**  
ROOMS

**1**  
PARKING

## VALUATION

**\$477K**

\$405K low

\$549K high

Last Sale

**\$285,000 · Oct 28, 2021**

Est. Owner Equity

**\$476,914**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$10,403 (2023) |
| Assessed Value        | \$38,000        |
| Previous Assessed     | \$38,000        |
| Assessor Market Value | \$380,000       |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | Bungalow                              |
| County        | Cook                                  |
| Lot (acres)   | 0.21                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Foundation    | Mat/Raft Foundation (Slab)            |
| Roof          | Roll Tar & Gravel                     |
| Heating       | Electric                              |
| Cooling       | None                                  |
| Garage        | Garage, Attached                      |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN |
|--------------|--------|---------------|-----------|--------------------|------|
| May 27, 2021 | Resale | Warranty Deed | \$285,000 | \$263              |      |

## 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>29</b><br>CRIME INDEX | <b>133</b><br>AIR POLLUTION | <b>11,189</b><br>POPULATION | <b>\$152K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>54%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|