

Single Family Residence **RESIDENTIAL**

1206 LATHROP AVE

RIVER FOREST, IL 60305

\$1,061,239 TopHap Estimate · \$310 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

5

BATHS

3,418 ft²

LIVING AREA

0.17 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$1.1M

\$963K low

\$1.2M high

Last Sale

\$1,050,000 · Mar 4, 2026

Est. Owner Equity

\$228,489

Loan-to-Value

79%

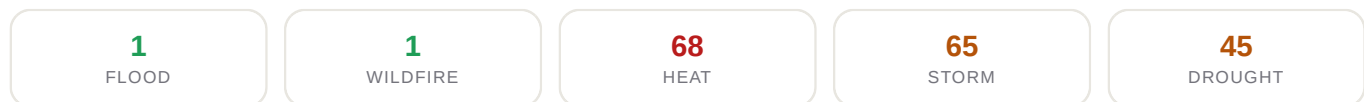
TAX & ASSESSMENT

Property Tax	\$30,027 (2023)
Assessed Value	\$113,000
Previous Assessed	\$112,999
Assessor Market Value	\$1,130,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cook
Lot (acres)	0.17
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Slate
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 21, 2026	Resale	Warranty Deed	\$1,050,000	\$307	\$833K
May 10, 2019	Resale	Warranty Deed	\$692,000	\$202	\$553K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.1 mi
Roosevelt School	Middle	5–8	0.6 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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