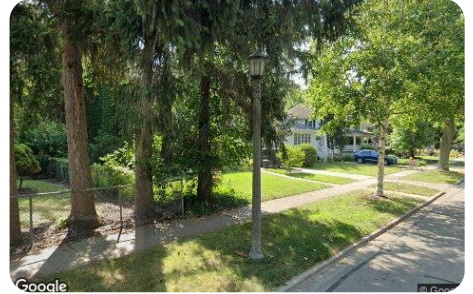


Single Family Residence **RESIDENTIAL**

625 FOREST AVE

RIVER FOREST, IL 60305

\$872,701 TopHap Estimate · \$357 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,447 ft²

LIVING AREA

0.21 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$873K

\$842K low

\$904K high

Last Sale

\$503,000 · Dec 4, 2018

Est. Owner Equity

\$872,701

TAX & ASSESSMENT

Property Tax	\$17,434 (2023)
Assessed Value	\$67,000
Previous Assessed	\$67,000
Assessor Market Value	\$670,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	COOK
Lot (acres)	0.21
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Asphalt
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

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
May 4, 2026	Financing	Deed			
Nov 26, 2018	Resale	Grant Deed	\$503,000	\$206	
Sep 19, 2016	Non-arms-length	Grant Deed	\$42,000	\$17	
Nov 5, 2003	Quitclaim	Quit Claim Transfer			
Sep 22, 2003	Quitclaim	Quit Claim Transfer			
Oct 23, 2002	Quitclaim	Quit Claim Transfer			\$301K
May 3, 2002	Quitclaim	Quit Claim Transfer			\$301K

Jan 30, 2002 Quitclaim Quit Claim Transfer \$301K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.2 mi
Roosevelt School	Middle	5–8	0.4 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 Absentee owner