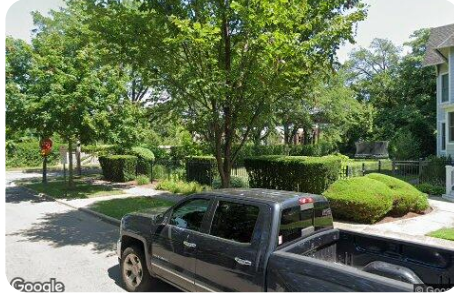


Single Family Residence **RESIDENTIAL**

345 FOREST AVE

RIVER FOREST, IL 60305

\$1,236,921 TopHap Estimate · \$345 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,581 ft²

LIVING AREA

0.19 ac

LOT SIZE

1897

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$774,500 · Sep 19, 2013

Est. Owner Equity

\$1,036,921

Loan-to-Value

17%

TAX & ASSESSMENT

Property Tax	\$22,909 (2023)
Assessed Value	\$87,000
Previous Assessed	\$87,000
Assessor Market Value	\$870,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.19
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Detached

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
Aug 23, 2013	Resale	Grant Deed	\$774,500	\$216	\$586K
May 8, 2009	Quitclaim	Quit Claim Transfer			
Apr 1, 2009	Quitclaim	Quit Claim Transfer			\$225K
Aug 21, 2008	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.2 mi
Roosevelt School	Middle	5–8	0.6 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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