

Single Family Residence **RESIDENTIAL**

2512 FOREST AVE

NORTH RIVERSIDE, IL 60546

\$490,000 TopHap Estimate · \$217 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,258 ft²

LIVING AREA

3,750 ft²

LOT SIZE

1928

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$490K

\$461K low

\$519K high

Last Sale

\$375,000 · Nov 30, 2018

Est. Owner Equity

\$98,982

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$11,045 (2023)
Assessed Value	\$43,000
Previous Assessed	\$43,000
Assessor Market Value	\$430,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	Cook
Lot (acres)	0.09
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Forced Air
Cooling	None
Garage	Garage, Detached

CLIMATE RISK

1 FLOOD	1 WILDFIRE	69 HEAT	67 STORM	45 DROUGHT
-------------------	----------------------	-------------------	--------------------	----------------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 17, 2023	Financing	Intrafamily Transfer			
Nov 29, 2018	Resale	Warranty Deed	\$375,000	\$166	\$368K
Dec 6, 2013	Resale	Warranty Deed	\$135,000	\$60	\$108K
Jul 14, 2005	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ames Elementary School	Elementary	PK–5	0.3 mi
Hauser Junior High School	Middle	6–8	0.9 mi
Riverside Brookfield High School	High	9–12	1.2 mi

District: Riverside Brookfield Township School District 208

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 60546

50 CRIME INDEX	127 AIR POLLUTION	17,001 POPULATION	\$106K MEDIAN IN-COME	50°F AVG TEMP	54% SUNSHINE
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------