

Single Family Residence

RESIDENTIAL

22 FOREST AVE

RIVER FOREST, IL 60305

\$578,361 TopHap Estimate · \$468 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,235 ft²
LIVING AREA

0.15 ac
LOT SIZE

1965
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$578K

\$538K low

\$619K high

Last Sale

\$150,000 · Feb 26, 1992

Est. Owner Equity

\$483,361

Loan-to-Value

19%

TAX & ASSESSMENT

Property Tax	\$10,685 (2023)
Assessed Value	\$45,000
Previous Assessed	\$44,999
Assessor Market Value	\$450,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	Cook
Lot (acres)	0.15
Construction	Masonry/Concrete Masonry Units (Cmus)
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.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.6 mi
Roosevelt School	Middle	5–8	0.9 mi
Oak Park & River Forest High School	High	9–12	1.8 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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