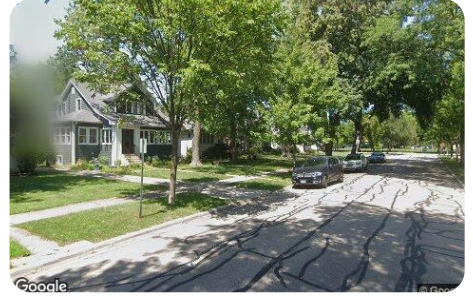


Single Family Residence **RESIDENTIAL**

126 FOREST AVE

RIVER FOREST, IL 60305

\$581,805 TopHap Estimate · \$362 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,608 ft²

LIVING AREA

0.15 ac

LOT SIZE

1926

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$582K

\$554K low

\$610K high

Last Sale

\$425,000 · Nov 9, 2020

Est. Owner Equity

\$166,805

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$10,727 (2023)
Assessed Value	\$42,501
Previous Assessed	\$42,500
Assessor Market Value	\$425,010

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	Cook
Lot (acres)	0.15
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	None
Fireplace	Yes
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
Jun 4, 2025	Financing	Intrafamily Transfer			\$75K
Mar 5, 2025	Financing	Intrafamily Transfer			
Jan 9, 2023	Financing	Intrafamily Transfer			
Aug 21, 2020	Resale	Warranty Deed	\$425,000	\$264	\$340K
Jun 24, 2014	Resale	Warranty Deed	\$378,000	\$235	\$302K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.5 mi
Roosevelt School	Middle	5–8	0.8 mi

Oak Park & River Forest High School	High	9–12	1.8 mi
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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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