

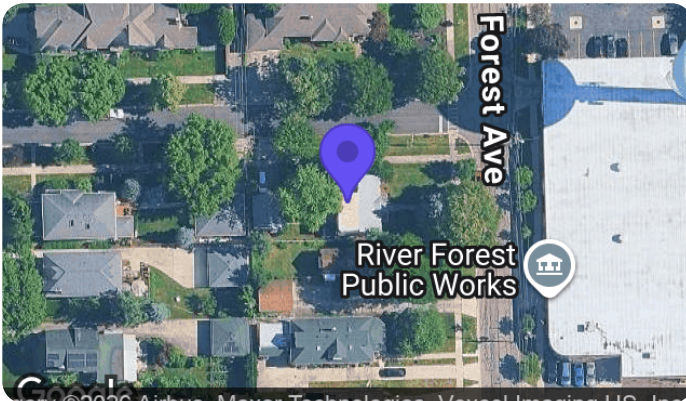
Single Family Residence

RESIDENTIAL

46 FOREST AVE

RIVER FOREST, IL 60305

\$665,093 TopHap Estimate · \$403 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,652 ft²

LIVING AREA

0.15 ac

LOT SIZE

1924

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$665K

\$640K low

\$690K high

Last Sale

\$640,000 · Aug 22, 2025

Est. Owner Equity

\$665,093

TAX & ASSESSMENT

Property Tax	\$12,432 (2023)
Assessed Value	\$48,728
Previous Assessed	\$48,728
Assessor Market Value	\$487,280

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	Cook
Lot (acres)	0.15
Roof	Composition Shingle
Heating	Hot Water
Cooling	Central
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.

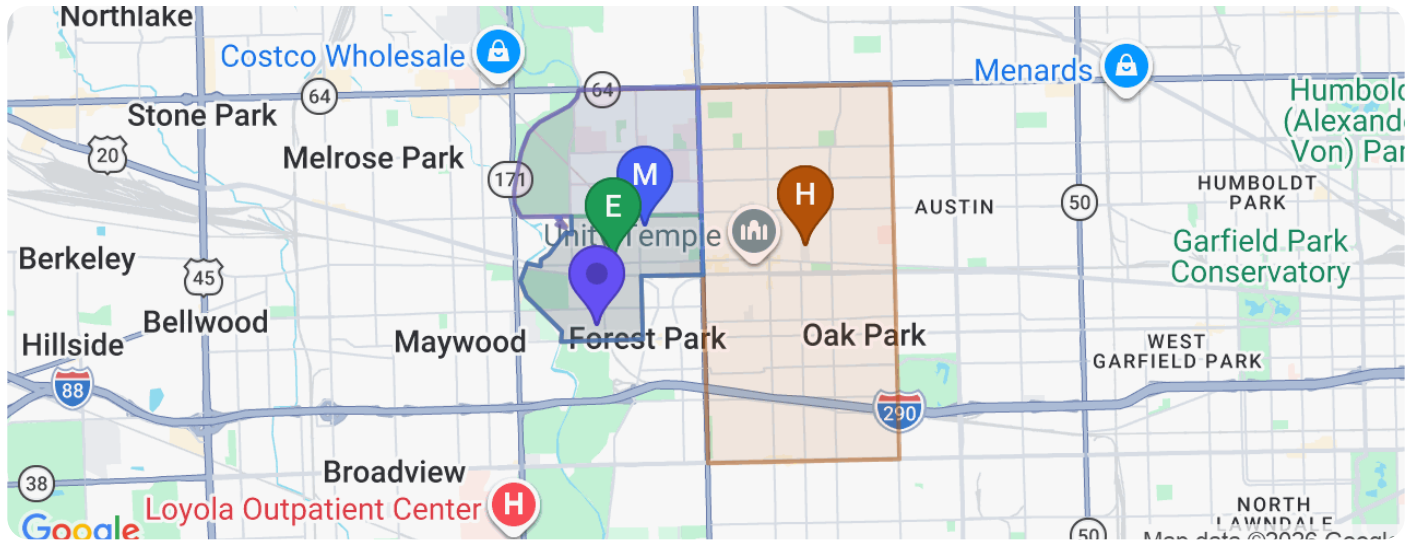
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 6, 2026	Financing	Intrafamily Transfer			
Apr 6, 2026	Quitclaim	Quit Claim Transfer			
Jun 27, 2025	Resale	Warranty Deed	\$640,000	\$387	\$340K
Apr 28, 2014	Resale	Warranty Deed	\$380,000	\$230	\$280K

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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