

Single Family Residence

**RESIDENTIAL**

# 317 PARK AVE

RIVER FOREST, IL 60305

**\$574,731** TopHap Estimate · \$419 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**1,373 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**1920**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$575K**

\$524K low

\$625K high

Last Sale

**\$144,000 · Apr 6, 1990**

Est. Owner Equity

**\$343,212**

Loan-to-Value

**42%**

## 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)   | 0.18                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | None                    |
| Garage        | Garage, Detached        |

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 1<br>WILDFIRE | 68<br>HEAT | 65<br>STORM | 45<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## 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   | 1.6 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

|                                      |                                         |                                         |                                             |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>29</div> <div>CRIME INDEX</div> | <div>133</div> <div>AIR POLLUTION</div> | <div>11,189</div> <div>POPULATION</div> | <div>\$152K</div> <div>MEDIAN IN-COME</div> | <div>50°F</div> <div>AVG TEMP</div> | <div>54%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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