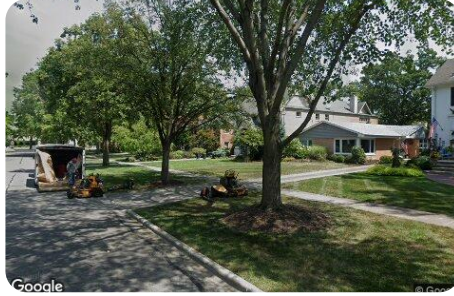


Single Family Residence **RESIDENTIAL**

1115 FOREST AVE

RIVER FOREST, IL 60305

\$1,097,270 TopHap Estimate · \$415 / ft² · confidence 93 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,646 ft²

LIVING AREA

0.25 ac

LOT SIZE

1927

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$1.1M

\$1M low

\$1.2M high

Last Sale

\$870,000 · Aug 22, 2022

Est. Owner Equity

\$401,270

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$21,559 (2023)
Assessed Value	\$82,068
Previous Assessed	\$82,068
Assessor Market Value	\$820,680

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.25
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK

1 FLOOD	1 WILDFIRE	68 HEAT	65 STORM	45 DROUGHT
------------	---------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 9, 2022	Resale	Warranty Deed	\$870,000	\$329	\$696K
Jun 28, 2021	Financing	Intrafamily Transfer			\$612K
Apr 30, 2019	Resale	Grant Deed	\$790,000	\$299	\$632K
Aug 23, 2018	Quitclaim	Quit Claim Transfer			
Mar 23, 2015	Quitclaim	Quit Claim Transfer			
Nov 21, 2008	Quitclaim	Quit Claim Transfer			
Jan 25, 2006	Quitclaim	Quit Claim Transfer			\$325K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.3 mi
Roosevelt School	Middle	5–8	0.6 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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