

Single Family Residence **RESIDENTIAL**

1146 PARK AVE

RIVER FOREST, IL 60305

\$1,154,860 TopHap Estimate · \$349 / ft² · confidence 85 · as of Jul 14, 2026

5

BEDS

3

BATHS

3,307 ft²

LIVING AREA

0.17 ac

LOT SIZE

1952

YEAR BUILT

1

STORIES

10

ROOMS

3

PARKING

VALUATION

\$1.2M

\$986K low

\$1.3M high

Last Sale

\$646,000 · Sep 21, 2012

Est. Owner Equity

\$771,360

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$11,824 (2023)
Assessed Value	\$44,849
Previous Assessed	\$44,848
Assessor Market Value	\$448,490

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cook
Lot (acres)	0.17
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK

1 FLOOD	20 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
Sep 14, 2012	Resale	Warranty Deed	\$646,000	\$195	\$417K
Jan 6, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.2 mi
Roosevelt School	Middle	5–8	0.7 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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