

Single Family Residence **RESIDENTIAL**

10609 FOREST LN

CHICAGO RIDGE, IL 60415

\$312,620 TopHap Estimate · \$309 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,013 ft²

LIVING AREA

0.17 ac

LOT SIZE

1964

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$313K

\$276K low

\$349K high

Last Sale

\$301,000 · May 6, 2025

Est. Owner Equity

\$72,620

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$6,173 (2023)
Assessed Value	\$23,966
Previous Assessed	\$24,999
Assessor Market Value	\$239,660

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cook
Lot (acres)	0.17
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

1 FLOOD	1 WILDFIRE	72 HEAT	71 STORM	40 DROUGHT
-------------------	----------------------	-------------------	--------------------	----------------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 29, 2025	Resale	Deed	\$301,000	\$297	\$240K
Mar 11, 2009	Quitclaim	Quit Claim Transfer			
Aug 12, 1999	Non-arms-length	Trustees Deed	\$125,000	\$123	
Aug 12, 1999	Financing	Trustees Deed			\$121K
Aug 11, 1999	Resale	Grant Deed	\$125,000	\$123	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Elden D Finley Jr High School	Middle	6–8	0.5 mi
Ridge Central Elementary School	Elementary	PK–5	0.5 mi

Harold L. Richards High School	High	9–12	1.2 mi
---------------------------------------	------	------	--------

District: Chicago Ridge School District 127-5

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 60415

82 CRIME INDEX	109 AIR POLLUTION	13,091 POPULATION	\$69K MEDIAN IN-COME	50°F AVG TEMP	54% SUNSHINE
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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