

Single Family Residence **RESIDENTIAL**

# 9000 W FORESTVIEW DR

NORTH RIVERSIDE, IL 60546

**\$509,457** TopHap Estimate · \$250 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**2,040 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**1953**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$509K**

\$476K low

\$543K high

Last Sale

**\$318,500 · Aug 18, 2015**

Est. Owner Equity

**\$183,957**

Loan-to-Value

**64%**

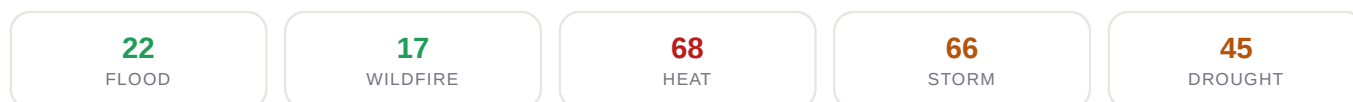
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,369 (2023) |
| Assessed Value        | \$38,000       |
| Previous Assessed     | \$37,999       |
| Assessor Market Value | \$380,000      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | Ranch                                 |
| County        | Cook                                  |
| Lot (acres)   | 0.15                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Forced Air                            |
| Cooling       | Central                               |
| Fireplace     | Yes                                   |
| Garage        | Garage, Detached                      |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Jul 25, 2015 | Resale    | Warranty Deed       | \$318,500 | \$156              | \$284K |
| Feb 27, 2015 | Resale    | Grant Deed          | \$230,000 | \$113              |        |
| Apr 18, 2005 | Quitclaim | Quit Claim Transfer |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Komarek Elementary School        | Elementary | PK–8   | 0.1 mi   |
| Riverside Brookfield High School | High       | 9–12   | 1.4 mi   |

District: Riverside Brookfield Township School District 208

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 60546

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>50</b><br>CRIME INDEX | <b>127</b><br>AIR POLLUTION | <b>17,001</b><br>POPULATION | <b>\$106K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>54%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|