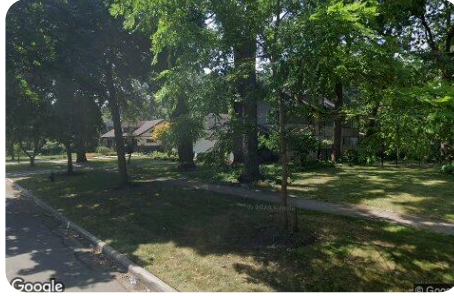


Single Family Residence **RESIDENTIAL**

1030 FOREST AVE

RIVER FOREST, IL 60305

\$1,612,944 TopHap Estimate · \$502 / ft² · confidence 94 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,210 ft²

LIVING AREA

0.5 ac

LOT SIZE

1918

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$1.6M

\$1.5M low

\$1.7M high

Last Sale

\$1,685,000 · Jul 22, 2026

Est. Owner Equity

\$0

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$30,574 (2023)
Assessed Value	\$107,453
Previous Assessed	\$115,000
Assessor Market Value	\$1,074,530

PROPERTY FACTS

Property Type	Single Family Residence
County	COOK
Lot (acres)	0.50
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Asphalt
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

CLIMATE RISK

1 FLOOD	1 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
Jul 17, 2026	Resale	Warranty Deed	\$1,685,000	\$525	\$1.7M
Mar 5, 2020	Resale	Grant Deed	\$1,060,000	\$330	\$827K
Oct 24, 2011	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.4 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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