

Condominium

RESIDENTIAL

52 FOREST AVE APT 2S

RIVERSIDE, IL 60546

\$134,967 TopHap Estimate · \$180 / ft² · confidence 84 · as of Jul 14, 2026



1

BEDS

1

BATHS

750 ft²

LIVING AREA

0.53 ac

LOT SIZE

1925

YEAR BUILT

4

ROOMS

VALUATION

\$135K

\$113K low

\$157K high

Last Sale

\$137,000 · Sep 10, 2024

Est. Owner Equity

\$7,214

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$1,798 (2023)
Assessed Value	\$8,936
Previous Assessed	\$8,935
Assessor Market Value	\$89,360

PROPERTY FACTS

Property Type	Condominium
County	Cook
Lot (acres)	0.53
Heating	Hot Water
Cooling	Wall Unit

CLIMATE RISK

1 FLOOD	1 WILDFIRE	70 HEAT	68 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 22, 2024	Resale	Warranty Deed	\$137,000	\$183	\$128K
Apr 24, 2014	Resale	Grant Deed	\$53,000	\$71	\$42K
Dec 17, 2013	Recorded document	Deed In Lieu Of Foreclosure			
Jan 13, 2010	Financing	Mortgage			\$1.7M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Central Elementary School	Elementary	PK–5	0.1 mi
Hauser Junior High School	Middle	6–8	0.1 mi
Riverside Brookfield High School	High	9–12	0.5 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

50 CRIME INDEX	127 AIR POLLUTION	17,001 POPULATION	\$106K 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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