

Single Family Residence **RESIDENTIAL**

714 FOREST AVE

RIVER FOREST, IL 60305

\$889,148 TopHap Estimate · \$421 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,112 ft²

LIVING AREA

0.23 ac

LOT SIZE

1922

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$889K

\$859K low

\$919K high

Last Sale

\$600,000 · Sep 3, 2021

Est. Owner Equity

\$409,148

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$15,244 (2023)
Assessed Value	\$59,000
Previous Assessed	\$58,999
Assessor Market Value	\$590,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cook
Lot (acres)	0.23
Roof	Composition Shingle
Heating	Hot Water
Cooling	None
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

1 FLOOD	21 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
Aug 16, 2021	Resale	Warranty Deed	\$600,000	\$284	\$480K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.3 mi
Roosevelt School	Middle	5–8	0.4 mi
Oak Park & River Forest High School	High	9–12	1.7 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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