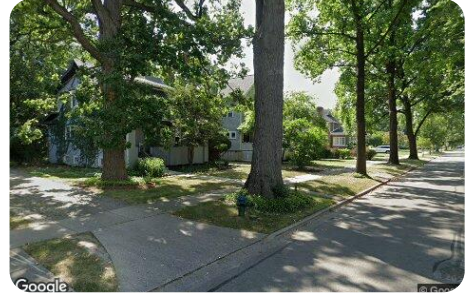
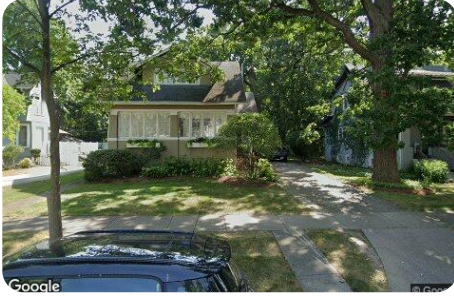


Single Family Residence **RESIDENTIAL**

725 FOREST AVE

RIVER FOREST, IL 60305

\$964,265 TopHap Estimate · \$481 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,004 ft²

LIVING AREA

0.22 ac

LOT SIZE

1918

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$964K

\$898K low

\$1M high

Last Sale

\$918,000 · May 20, 2025

Est. Owner Equity

\$172,765

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$13,619 (2023)
Assessed Value	\$53,063
Previous Assessed	\$53,063
Assessor Market Value	\$530,630

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cook
Lot (acres)	0.22
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
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
May 1, 2025	Resale	Warranty Deed	\$918,000	\$458	\$807K
Oct 6, 2019	Quitclaim	Quit Claim Transfer			
Jul 21, 2000	Resale	Grant Deed	\$358,000	\$179	\$240K
Oct 8, 1997	Resale	Grant Deed	\$310,000	\$155	\$279K
Oct 7, 1997	Resale	Grant Deed	\$310,000	\$155	\$279K

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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