

Single Family Residence **RESIDENTIAL**

620 FOREST AVE

RIVER FOREST, IL 60305

\$1,416,130 TopHap Estimate · \$531 / ft² · confidence 92 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,665 ft²

LIVING AREA

0.21 ac

LOT SIZE

1894

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.5M high

Last Sale

\$1,100,000 · Aug 9, 2021

Est. Owner Equity

\$591,130

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$22,275 (2023)
Assessed Value	\$84,683
Previous Assessed	\$84,682
Assessor Market Value	\$846,830

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cook
Lot (acres)	0.20
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Hot Water
Cooling	Central
Garage	Garage, Detached

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 26, 2021	Resale	Warranty Deed	\$1,100,000	\$413	\$825K
May 28, 2013	Resale	Warranty Deed	\$765,000	\$287	
Aug 30, 2010	Quitclaim	Quit Claim Transfer			
Jul 18, 2003	Resale	Grant Deed	\$435,000	\$163	\$348K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.2 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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