

Single Family Residence **RESIDENTIAL**

554 FOREST AVE

RIVER FOREST, IL 60305

\$2,275,393 TopHap Estimate · \$484 / ft² · confidence 91 · as of Jul 14, 2026



5

BEDS

6

BATHS

4,705 ft²

LIVING AREA

0.25 ac

LOT SIZE

2016

YEAR BUILT

2

STORIES

12

ROOMS

2

PARKING

VALUATION

\$2.3M

\$2.1M low

\$2.5M high

Last Sale

\$2,079,000 · Jun 13, 2024

Est. Owner Equity

\$675,393

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$45,358 (2023)
Assessed Value	\$169,000
Previous Assessed	\$169,000
Assessor Market Value	\$1,690,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	Cook
Lot (acres)	0.25
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
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
May 13, 2024	Resale	Deed	\$2,079,000	\$442	
Feb 28, 2019	Resale	Warranty Deed	\$1,650,000	\$351	\$1.3M
Jun 1, 2017	Resale	Warranty Deed	\$520,000	\$111	\$2.2M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.2 mi
Roosevelt School	Middle	5–8	0.5 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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