

Single Family Residence **RESIDENTIAL**

539 FOREST AVE

RIVER FOREST, IL 60305

\$1,317,595 TopHap Estimate · \$526 / ft² · confidence 89 · as of Jul 14, 2026



5

BEDS

4

BATHS

2,504 ft²

LIVING AREA

0.23 ac

LOT SIZE

1889

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.5M high

Last Sale

\$1,250,000 · Apr 28, 2025

Est. Owner Equity

\$317,595

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$15,518 (2023)
Assessed Value	\$60,001
Previous Assessed	\$60,000
Assessor Market Value	\$600,010

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cook
Lot (acres)	0.23
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Hot Water
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
Oct 15, 2025	Financing	Intrafamily Transfer			
Mar 25, 2025	Resale	Warranty Deed	\$1,250,000	\$499	\$1M
Sep 26, 2002	Financing	Trustees Deed			\$580K
Oct 7, 1998	Resale	Trustees Deed	\$315,000	\$126	\$227K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.1 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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