

Single Family Residence **RESIDENTIAL**

1526 FOREST AVE

RIVER FOREST, IL 60305

\$2,200,865 TopHap Estimate · \$415 / ft² · confidence 95 · as of Jul 14, 2026



6

BEDS

8

BATHS

5,297 ft²

LIVING AREA

0.21 ac

LOT SIZE

2008

YEAR BUILT

2

STORIES

12

ROOMS

2

PARKING

VALUATION

\$2.2M

\$2.1M low

\$2.3M high

Last Sale

\$650,000 · Jun 21, 2016

Est. Owner Equity

\$1,264,765

Loan-to-Value

47%

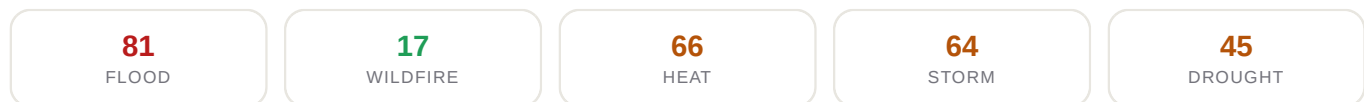
TAX & ASSESSMENT

Property Tax	\$37,418 (2023)
Assessed Value	\$140,000
Previous Assessed	\$139,999
Assessor Market Value	\$1,400,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cook
Lot (acres)	0.20
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 4, 2016	Resale	Grant Deed	\$650,000	\$123	\$417K
May 4, 2015	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.4 mi
Roosevelt School	Middle	5–8	1.1 mi
Oak Park & River Forest High School	High	9–12	2.1 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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