

Single Family Residence **RESIDENTIAL**

1506 FOREST AVE

RIVER FOREST, IL 60305

\$1,272,937 TopHap Estimate · \$364 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,499 ft²

LIVING AREA

0.27 ac

LOT SIZE

1942

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.3M high

Last Sale

\$925,000 · Mar 11, 2020

Est. Owner Equity

\$599,937

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$24,415 (2023)
Assessed Value	\$92,501
Previous Assessed	\$92,500
Assessor Market Value	\$925,010

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.27
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK

80 FLOOD	18 WILDFIRE	66 HEAT	64 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 19, 2020	Resale	Warranty Deed	\$925,000	\$264	\$694K
Jul 16, 2018	Resale	Warranty Deed	\$920,000	\$263	\$736K
Nov 18, 1998	Resale	Grant Deed	\$434,501	\$124	\$330K

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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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