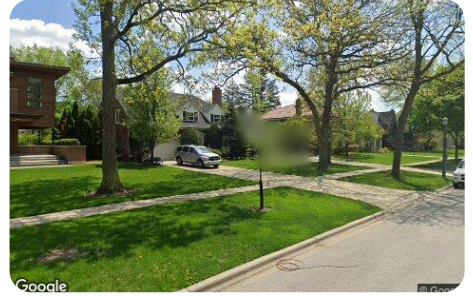


Single Family Residence **RESIDENTIAL**

1521 FOREST AVE

RIVER FOREST, IL 60305

\$2,269,184 TopHap Estimate · \$473 / ft² · confidence 95 · as of Jul 14, 2026



5
BEDS

5
BATHS

4,794 ft²
LIVING AREA

0.44 ac
LOT SIZE

1958
YEAR BUILT

2
STORIES

10
ROOMS

2
PARKING

VALUATION

\$2.3M

\$2.1M low

\$2.4M high

Last Sale

\$1,450,000 · Nov 5, 2018

Est. Owner Equity

\$1,124,784

Loan-to-Value

51%

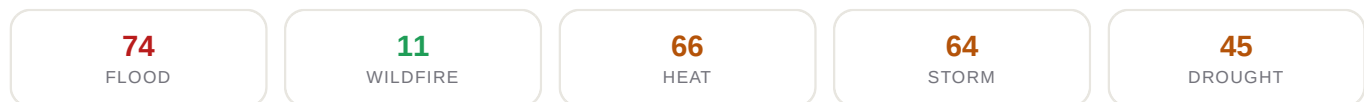
TAX & ASSESSMENT

Property Tax	\$32,765 (2023)
Assessed Value	\$123,000
Previous Assessed	\$122,999
Assessor Market Value	\$1,230,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cook
Lot (acres)	0.44
Construction	Masonry/Concrete Masonry Units (Cmus)
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
Sep 6, 2023	Financing	Intrafamily Transfer			
Oct 31, 2018	Resale	Warranty Deed	\$1,450,000	\$302	\$1.2M
May 25, 2006	Financing	Trustees Deed			\$500K
Jun 8, 2005	Resale	Warranty Deed	\$875,000	\$183	
Feb 28, 2005	Resale	Grant Deed	\$700,000	\$146	
Mar 3, 2005	Financing	Trustees Deed			\$550K

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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