

Single Family Residence **RESIDENTIAL**

# 1522 FOREST AVE

RIVER FOREST, IL 60305

**\$1,378,629** TopHap Estimate · \$298 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**6**

BEDS

**4**

BATHS

**4,623 ft<sup>2</sup>**

LIVING AREA

**0.33 ac**

LOT SIZE

**1930**

YEAR BUILT

**2**

STORIES

**12**

ROOMS

**2**

PARKING

## VALUATION

**\$1.4M**

\$1.3M low

\$1.4M high

Last Sale

**\$802,500 · Apr 23, 2021**

Est. Owner Equity

**\$1,053,610**

Loan-to-Value

**22%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$21,969 (2023) |
| Assessed Value        | \$80,250        |
| Previous Assessed     | \$80,250        |
| Assessor Market Value | \$802,500       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Cook                    |
| Lot (acres)   | 0.33                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Slate                   |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |

## CLIMATE RISK

|                    |                       |                   |                    |                      |
|--------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>83</b><br>FLOOD | <b>18</b><br>WILDFIRE | <b>66</b><br>HEAT | <b>64</b><br>STORM | <b>45</b><br>DROUGHT |
|--------------------|-----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------|-----------|--------------------|--------|
| Apr 13, 2021 | Resale            | Warranty Deed | \$802,500 | \$174              |        |
| Mar 23, 2010 | Recorded document | Grant Deed    |           |                    |        |
| Jan 30, 2006 | Financing         | Trustees Deed |           |                    | \$1.2M |

## 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>29</b><br>CRIME INDEX | <b>133</b><br>AIR POLLUTION | <b>11,189</b><br>POPULATION | <b>\$152K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>54%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|