

Single Family Residence **RESIDENTIAL**

1431 FOREST AVE

RIVER FOREST, IL 60305

\$1,003,620 TopHap Estimate · \$434 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,315 ft²

LIVING AREA

0.22 ac

LOT SIZE

1950

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$1M

\$960K low

\$1M high

Last Sale

\$880,000 · Jun 30, 2022

Est. Owner Equity

\$299,620

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$20,258 (2023)
Assessed Value	\$74,000
Previous Assessed	\$73,999
Assessor Market Value	\$740,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.23
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

64 FLOOD	6 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
Jun 22, 2022	Resale	Deed	\$880,000	\$380	\$704K
Apr 5, 2018	Resale	Warranty Deed	\$595,000	\$257	\$480K
Mar 24, 2017	Resale	Warranty Deed	\$595,000	\$257	\$595K
Oct 28, 2016	Quitclaim	Quit Claim Transfer			
Oct 22, 2009	Recorded document	Grant Deed			
Sep 7, 2001	Quitclaim	Quit Claim Transfer			\$130K
Nov 3, 1999	Resale	Grant Deed	\$412,000	\$178	\$309K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.3 mi
Roosevelt School	Middle	5–8	1.0 mi
Oak Park & River Forest High School	High	9–12	2.0 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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