

Single Family Residence **RESIDENTIAL**

513 FOREST AVE

RIVER FOREST, IL 60305

\$820,727 TopHap Estimate · \$415 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,977 ft²

LIVING AREA

0.16 ac

LOT SIZE

1883

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$821K

\$754K low

\$887K high

Last Sale

\$540,000 · Sep 3, 2015

Est. Owner Equity

\$88,727

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$13,054 (2023)
Assessed Value	\$51,000
Previous Assessed	\$50,999
Assessor Market Value	\$510,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Old Style
County	Cook
Lot (acres)	0.16
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Hot Water
Cooling	None
Garage	Garage, Detached

CLIMATE RISK

1 FLOOD	1 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 18, 2014	Resale	Warranty Deed	\$540,000	\$273	\$417K
Jul 22, 2013	Resale	Grant Deed	\$545,000	\$276	\$436K
Jan 31, 2005	Recorded document	Grant Deed			
Jul 21, 2004	Resale	Warranty Deed	\$515,000	\$260	\$220K
Aug 9, 2002	Resale	Grant Deed	\$335,000	\$169	\$268K
Jun 5, 2000	Resale	Grant Deed	\$300,000	\$152	\$200K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.1 mi
Roosevelt School	Middle	5–8	0.5 mi

Oak Park & River Forest High School	High	9–12	1.7 mi
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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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