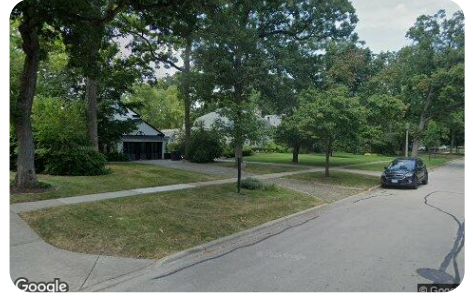


Single Family Residence **RESIDENTIAL**

1418 FOREST AVE

RIVER FOREST, IL 60305

\$1,085,848 TopHap Estimate · \$314 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,462 ft²

LIVING AREA

0.15 ac

LOT SIZE

1937

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$1.1M

\$978K low

\$1.2M high

Last Sale

\$1,082,000 · Aug 22, 2007

Est. Owner Equity

\$1,085,848

TAX & ASSESSMENT

Property Tax	\$12,427 (2023)
Assessed Value	\$48,379
Previous Assessed	\$48,379
Assessor Market Value	\$483,790

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.15
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Slate
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK

66 FLOOD	14 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
Aug 15, 2007	Resale	Warranty Deed	\$1,082,000	\$313	
Oct 27, 1997	Financing	Trustees Deed			\$210K

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.

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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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