

Single Family Residence **RESIDENTIAL**

1025 FOREST AVE

RIVER FOREST, IL 60305

\$2,546,415 TopHap Estimate · \$459 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

6

BATHS

5,548 ft²

LIVING AREA

0.38 ac

LOT SIZE

2008

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$2.5M

\$2.4M low

\$2.7M high

Est. Owner Equity

\$1,266,415

Loan-to-Value

50%

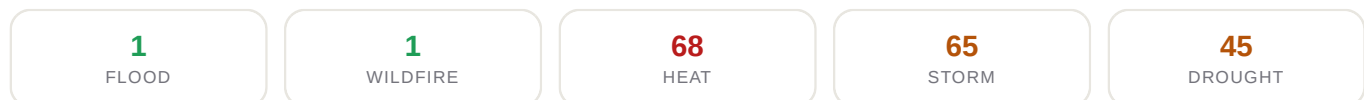
TAX & ASSESSMENT

Property Tax	\$45,357 (2023)
Assessed Value	\$169,000
Previous Assessed	\$168,999
Assessor Market Value	\$1,690,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cook
Lot (acres)	0.38
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 22, 2015	Quitclaim	Quit Claim Transfer			\$1.6M
Aug 27, 2009	Financing	Trustees Deed			\$1.9M
Aug 27, 2009	Financing	Grant Deed			\$1.9M
Dec 27, 2005	Non-arms-length	Warranty Deed	\$980,000	\$177	\$98K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.4 mi
Roosevelt School	Middle	5–8	0.6 mi
Oak Park & River Forest High School	High	9–12	1.8 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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