

Single Family Residence **RESIDENTIAL**

525 FOREST AVE

RIVER FOREST, IL 60305

\$651,722 TopHap Estimate · \$503 / ft² · confidence 92 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,296 ft²

LIVING AREA

0.16 ac

LOT SIZE

1905

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$652K

\$600K low

\$704K high

Last Sale

\$490,000 · Aug 1, 2019

Est. Owner Equity

\$651,722

TAX & ASSESSMENT

Property Tax	\$12,255 (2023)
Assessed Value	\$44,767
Previous Assessed	\$44,767
Assessor Market Value	\$447,670

PROPERTY FACTS

Property Type	Single Family Residence
Style	Old Style
County	Cook
Lot (acres)	0.16
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	None
Fireplace	Yes
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
Jul 26, 2019	Resale	Warranty Deed	\$490,000	\$378	
Apr 23, 2018	Resale	Warranty Deed	\$472,000	\$364	\$448K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.1 mi
Roosevelt School	Middle	5–8	0.4 mi
Oak Park & River Forest High School	High	9–12	1.7 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	Absentee owner
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