

Single Family Residence **RESIDENTIAL**

1123 FOREST AVE

RIVER FOREST, IL 60305

\$2,341,740 TopHap Estimate · \$439 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

5

BATHS

5,338 ft²

LIVING AREA

0.26 ac

LOT SIZE

2008

YEAR BUILT

2

STORIES

15

ROOMS

2

PARKING

VALUATION

\$2.3M

\$2.2M low

\$2.4M high

Last Sale

\$1,775,000 · Sep 16, 2021

Est. Owner Equity

\$2,341,740

TAX & ASSESSMENT

Property Tax	\$39,539 (2023)
Assessed Value	\$144,431
Previous Assessed	\$144,431
Assessor Market Value	\$1,444,310

PROPERTY FACTS

Property Type	Single Family Residence
County	COOK
Lot (acres)	0.26
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Asphalt
Heating	Yes
Cooling	Central
Garage	Garage, Detached
Pool	No

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
May 13, 2026	Financing	Warranty Deed			
Jul 27, 2021	Resale	Warranty Deed	\$1,775,000	\$333	
May 29, 2012	Resale	Warranty Deed	\$1,625,000	\$304	\$1.1M
Oct 10, 2008	Resale	Warranty Deed	\$1,000,000	\$187	\$1.2M
Nov 26, 2007	Financing	Trustees Deed			\$1.2M
Apr 1, 2005	Resale	Warranty Deed	\$525,000	\$98	\$420K
Aug 13, 2004	Quitclaim	Quit Claim Transfer			
Oct 20, 2003	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.3 mi
Roosevelt School	Middle	5–8	0.7 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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