

Single Family Residence **RESIDENTIAL**

1518 FOREST AVE

RIVER FOREST, IL 60305

\$1,273,535 TopHap Estimate · \$525 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,428 ft²
LIVING AREA

0.33 ac
LOT SIZE

1938

YEAR BUILT

2

STORIES

11

ROOMS

2

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.3M high

Last Sale

\$890,000 · Sep 16, 2013

Est. Owner Equity

\$673,535

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$19,559 (2023)
Assessed Value	\$74,761
Previous Assessed	\$74,761
Assessor Market Value	\$747,610

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.33
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Slate
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK

82 FLOOD	18 WILDFIRE	66 HEAT	64 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 6, 2013	Resale	Warranty Deed	\$890,000	\$367	\$712K
Oct 2, 2007	Quitclaim	Quit Claim Transfer			
Jan 5, 2005	Resale	Deed	\$870,000	\$358	\$783K
Oct 22, 1998	Non-arms-length	Grant Deed	\$500,000	\$206	\$400K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.4 mi
Roosevelt School	Middle	5–8	1.1 mi
Oak Park & River Forest High School	High	9–12	2.1 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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