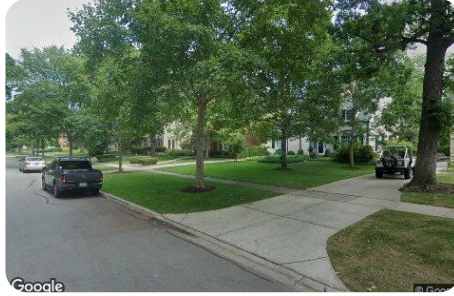


Single Family Residence **RESIDENTIAL**

1403 FOREST AVE

RIVER FOREST, IL 60305

\$1,493,205 TopHap Estimate · \$394 / ft² · confidence 95 · as of Jul 14, 2026



6

BEDS

4

BATHS

3,788 ft²

LIVING AREA

0.28 ac

LOT SIZE

1932

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$1.5M

\$1.4M low

\$1.6M high

Last Sale

\$1,156,000 · Dec 22, 2020

Est. Owner Equity

\$684,198

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$28,130 (2023)
Assessed Value	\$102,755
Previous Assessed	\$102,754
Assessor Market Value	\$1,027,550

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.28
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK

43 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
Oct 27, 2021	Quitclaim	Quit Claim Transfer			
Oct 20, 2020	Resale	Warranty Deed	\$1,156,000	\$305	\$809K
Jan 22, 2013	Resale	Warranty Deed	\$915,000	\$242	\$417K
Nov 3, 2008	Resale	Grant Deed	\$1,200,000	\$317	\$820K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.2 mi
Roosevelt School	Middle	5–8	0.9 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.

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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