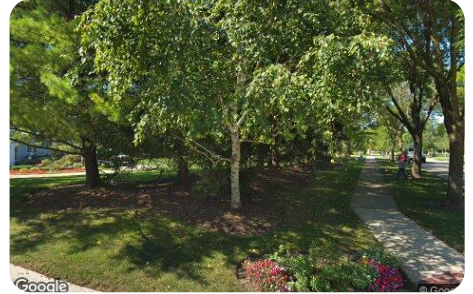


Single Family Residence **RESIDENTIAL**

# 40 RUE FORET

LAKE FOREST, IL 60045

**\$1,762,473** TopHap Estimate · \$320 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**6**

BATHS

**5,503 ft<sup>2</sup>**

LIVING AREA

**1.78 ac**

LOT SIZE

**1987**

YEAR BUILT

**1**

STORIES

**1**

PARKING

## VALUATION

**\$1.8M**

\$1.7M low

\$1.9M high

Last Sale

**\$1,050,000 · Dec 14, 2020**

Est. Owner Equity

**\$1,762,473**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$25,538 (2024) |
| Assessed Value        | \$457,551       |
| Previous Assessed     | \$421,783       |
| Assessor Market Value | \$1,372,790     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Contemporary            |
| County        | Lake                    |
| Lot (acres)   | 1.78                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-------------|--------------------|--------|
| Feb 16, 2021 | Financing | Intrafamily Transfer |             |                    |        |
| Sep 29, 2020 | Resale    | Warranty Deed        | \$1,050,000 | \$191              |        |
| Apr 25, 2007 | Quitclaim | Quit Claim Transfer  |             |                    |        |
| Mar 11, 2004 | Resale    | Grant Deed           | \$1,185,000 | \$215              | \$750K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Deer Path Middle School West | Middle     | 7–8    | 1.4 mi   |
| Everett Elementary School    | Elementary | KG–4   | 1.7 mi   |
| Lake Forest High School      | High       | 9–12   | 2.4 mi   |

District: Lake Forest School District 67

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 60045

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>87</b><br>CRIME INDEX | <b>114</b><br>AIR POLLUTION | <b>21,049</b><br>POPULATION | <b>\$183K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>54%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|