

Single Family Residence **RESIDENTIAL**

1131 FOREST AVE

RIVER FOREST, IL 60305

\$1,224,583 TopHap Estimate · \$394 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,106 ft²

LIVING AREA

0.25 ac

LOT SIZE

1921

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$1,049,000 · Jul 7, 2022

Est. Owner Equity

\$825,583

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$24,362 (2023)
Assessed Value	\$88,989
Previous Assessed	\$88,989
Assessor Market Value	\$889,890

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.25
Construction	Frame (Unspecified)
Roof	Tile
Heating	Hot Water
Cooling	Central
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
Jun 10, 2022	Resale	Warranty Deed	\$1,049,000	\$338	\$399K
Nov 25, 2008	Resale	Warranty Deed	\$945,000	\$304	\$803K
Jan 2, 2008	Quitclaim	Quit Claim Transfer			
Apr 23, 2007	Quitclaim	Quit Claim Transfer			
Jul 26, 2007	Resale	Warranty Deed	\$935,000	\$301	\$701K
Jul 17, 2007	Quitclaim	Quit Claim Transfer			
Jul 2, 2003	Resale	Grant Deed	\$725,000	\$233	\$580K

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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