

Single Family Residence **RESIDENTIAL**

# 1334 LATHROP AVE

RIVER FOREST, IL 60305

**\$971,617** TopHap Estimate · \$415 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**2,344 ft<sup>2</sup>**

LIVING AREA

**0.21 ac**

LOT SIZE

**1940**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$972K**

\$900K low

\$1M high

Last Sale

**\$900,000 · Jul 11, 2007**

Est. Owner Equity

**\$423,367**

Loan-to-Value

**57%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$17,969 (2023) |
| Assessed Value        | \$68,953        |
| Previous Assessed     | \$68,953        |
| Assessor Market Value | \$689,530       |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | Old Style                             |
| County        | Cook                                  |
| Lot (acres)   | 0.21                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Forced Air                            |
| Cooling       | Central                               |
| Garage        | Garage, Attached                      |

## CLIMATE RISK

**10**  
FLOOD

**1**  
WILDFIRE

**68**  
HEAT

**65**  
STORM

**45**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-----------|--------------------|--------|
| Jun 14, 2007 | Resale | Warranty Deed | \$900,000 | \$384              | \$695K |
| Apr 3, 1998  | Resale | Grant Deed    | \$362,000 | \$154              | \$262K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Willard Elementary School           | Elementary | PK–4   | 0.1 mi   |
| Roosevelt School                    | Middle     | 5–8    | 0.8 mi   |
| Oak Park & River Forest High School | High       | 9–12   | 1.7 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>29</b><br>CRIME INDEX | <b>133</b><br>AIR POLLUTION | <b>11,189</b><br>POPULATION | <b>\$152K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>54%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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