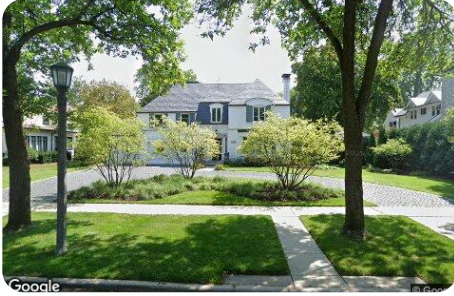


Single Family Residence **RESIDENTIAL**

1039 LATHROP AVE

RIVER FOREST, IL 60305

\$2,954,844 TopHap Estimate · \$421 / ft² · confidence 90 · as of Jul 14, 2026



6

BEDS

6

BATHS

7,021 ft²

LIVING AREA

0.42 ac

LOT SIZE

1938

YEAR BUILT

2

STORIES

14

ROOMS

3

PARKING

VALUATION

\$3M

\$2.7M low

\$3.3M high

Last Sale

\$2,850,000 · Jul 8, 2025

Est. Owner Equity

\$104,844

Loan-to-Value

97%

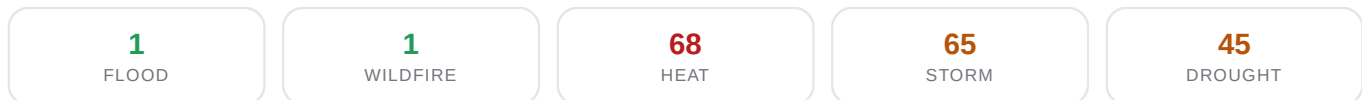
TAX & ASSESSMENT

Property Tax	\$45,170 (2023)
Assessed Value	\$156,161
Previous Assessed	\$164,999
Assessor Market Value	\$1,561,610

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cook
Lot (acres)	0.42
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Wood Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 10, 2025	Resale	Warranty Deed	\$2,850,000	\$406	\$2.9M
Dec 26, 2018	Quitclaim	Quit Claim Transfer			
Jan 14, 2008	Resale	Warranty Deed	\$3,975,000	\$566	
Oct 5, 2006	Resale	Grant Deed	\$1,200,000	\$171	\$2.4M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.3 mi
Roosevelt School	Middle	5–8	0.5 mi
Oak Park & River Forest High School	High	9–12	1.5 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	Absentee owner
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