

Single Family Residence **RESIDENTIAL**

810 FOREST AVE

RIVER FOREST, IL 60305

\$834,547 TopHap Estimate · \$344 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,429 ft²

LIVING AREA

0.13 ac

LOT SIZE

1934

YEAR BUILT

2

STORIES

8

ROOMS

1

PARKING

VALUATION

\$835K

\$792K low

\$877K high

Last Sale

\$718,000 · Aug 24, 2023

Est. Owner Equity

\$294,547

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$19,172 (2023)
Assessed Value	\$75,110
Previous Assessed	\$76,000
Assessor Market Value	\$751,100

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.13
Construction	Frame (Unspecified)
Roof	Slate
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

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 16, 2023	Resale	Deed	\$718,000	\$296	\$540K
Dec 6, 2021	Financing	Intrafamily Transfer			
Nov 20, 2020	Resale	Warranty Deed	\$637,500	\$262	\$574K
Dec 18, 2015	Resale	Warranty Deed	\$618,500	\$255	\$526K
Aug 1, 2006	Resale	Warranty Deed	\$734,000	\$302	\$480K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roosevelt School	Middle	5–8	0.4 mi
Willard Elementary School	Elementary	PK–4	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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