

Single Family Residence **RESIDENTIAL**

826 FOREST AVE

RIVER FOREST, IL 60305

\$995,732 TopHap Estimate · \$390 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,550 ft²

LIVING AREA

0.21 ac

LOT SIZE

1924

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$996K

\$924K low

\$1.1M high

Last Sale

\$700,000 · Feb 25, 2019

Est. Owner Equity

\$0

Loan-to-Value

120%

TAX & ASSESSMENT

Property Tax	\$21,197 (2023)
Assessed Value	\$77,431
Previous Assessed	\$77,431
Assessor Market Value	\$774,310

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.21
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

1 FLOOD	1 WILDFIRE	68 HEAT	65 STORM	45 DROUGHT
-------------------	----------------------	-------------------	--------------------	----------------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 12, 2019	Resale	Warranty Deed	\$700,000	\$275	\$453K
Jun 15, 2006	Resale	Warranty Deed	\$799,000	\$313	\$499K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roosevelt School	Middle	5–8	0.5 mi
Willard Elementary School	Elementary	PK–4	0.6 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------