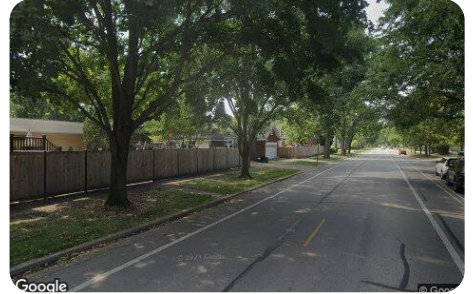


Single Family Residence **RESIDENTIAL**

1146 FOREST AVE

RIVER FOREST, IL 60305

\$1,192,482 TopHap Estimate · \$410 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

4

BATHS

2,907 ft²

LIVING AREA

0.21 ac

LOT SIZE

1924

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$724,000 · Jul 15, 2011

Est. Owner Equity

\$780,482

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$22,088 (2023)
Assessed Value	\$84,000
Previous Assessed	\$83,999
Assessor Market Value	\$840,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.21
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Hot Water
Cooling	None
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 26, 2011	Resale	Warranty Deed	\$724,000	\$249	\$417K
May 23, 2006	Resale	Grant Deed	\$190,000	\$65	\$152K
Nov 9, 2005	Resale	Grant Deed	\$995,000	\$342	\$650K
Apr 2, 2004	Quitclaim	Quit Claim Transfer			
Dec 11, 2003	Resale	Grant Deed	\$637,500	\$219	\$494K

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	1.9 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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