

Single Family Residence **RESIDENTIAL**

1010 FOREST AVE

RIVER FOREST, IL 60305

\$1,424,361 TopHap Estimate · \$488 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,920 ft²

LIVING AREA

0.43 ac

LOT SIZE

1918

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$1.4M

\$1.4M low

\$1.5M high

Last Sale

\$1,250,000 · Aug 27, 2014

Est. Owner Equity

\$574,361

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$22,909 (2023)
Assessed Value	\$87,000
Previous Assessed	\$86,999
Assessor Market Value	\$870,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cook
Lot (acres)	0.43
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
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
Jul 15, 2014	Resale	Grant Deed	\$1,250,000	\$428	\$984K
Aug 8, 2013	Resale	Grant Deed	\$670,000	\$229	
Aug 4, 2010	Recorded document	Affidavit Of Death			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.5 mi
Roosevelt School	Middle	5–8	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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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