

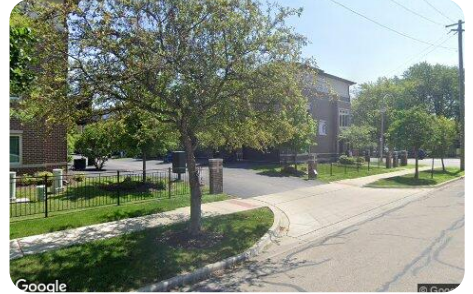
Townhouse

**RESIDENTIAL**

# 9 FOREST AVE # 16

RIVER FOREST, IL 60305

**\$602,299** TopHap Estimate · \$273 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**4**

BATHS

**2,209 ft<sup>2</sup>**

LIVING AREA

**853 ft<sup>2</sup>**

LOT SIZE

**2016**

YEAR BUILT

**3**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$602K**

\$572K low

\$632K high

Last Sale

**\$569,000 · Apr 9, 2025**

Est. Owner Equity

**\$61,749**

Loan-to-Value

**89%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$14,235 (2023) |
| Assessed Value        | \$52,000        |
| Previous Assessed     | \$51,999        |
| Assessor Market Value | \$520,000       |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Townhouse                             |
| Style         | Modern                                |
| County        | Cook                                  |
| Lot (acres)   | 0.02                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Foundation    | Mat/Raft Foundation (Slab)            |
| Roof          | Composition Shingle                   |
| Heating       | Forced Air                            |
| Cooling       | Central                               |
| Fireplace     | Yes                                   |
| Garage        | Garage, Attached                      |

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 1<br>WILDFIRE | 68<br>HEAT | 65<br>STORM | 45<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Apr 2, 2025  | Resale    | Warranty Deed       | \$569,000 | \$258              | \$541K |
| Jul 14, 2021 | Resale    | Deed                | \$520,000 | \$235              | \$416K |
| Feb 26, 2019 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Feb 20, 2018 | Resale    | Warranty Deed       | \$529,000 | \$239              | \$450K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Lincoln Elementary School | Elementary | PK–4   | 0.6 mi   |
| Roosevelt School          | Middle     | 5–8    | 0.9 mi   |

|                                                |      |      |        |
|------------------------------------------------|------|------|--------|
| <b>Oak Park &amp; River Forest High School</b> | 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>29</b><br>CRIME INDEX | <b>133</b><br>AIR POLLUTION | <b>11,189</b><br>POPULATION | <b>\$152K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>54%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|