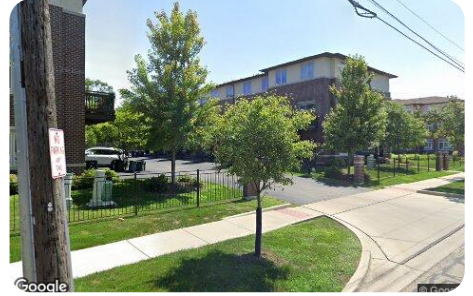


Townhouse **RESIDENTIAL**

33 FOREST AVE # 2

RIVER FOREST, IL 60305

\$573,866 TopHap Estimate · \$260 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

4

BATHS

2,209 ft²

LIVING AREA

850 ft²

LOT SIZE

2017

YEAR BUILT

3

STORIES

7

ROOMS

2

PARKING

VALUATION

\$574K

\$538K low

\$610K high

Last Sale

\$540,000 · Mar 5, 2025

Est. Owner Equity

\$146,866

Loan-to-Value

74%

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 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
Sep 26, 2025	Financing	Intrafamily Transfer			\$427K
Feb 26, 2025	Resale	Warranty Deed	\$540,000	\$244	\$432K
Apr 13, 2022	Resale	Warranty Deed	\$515,000	\$233	
May 31, 2018	Resale	Warranty Deed	\$479,000	\$217	\$254K

ASSIGNED SCHOOLS

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

Oak Park & River Forest High School	High	9–12	1.8 mi
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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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