

Townhouse

**RESIDENTIAL**

# 35 FOREST AVE

RIVER FOREST, IL 60305

**\$632,863** TopHap Estimate · \$286 / ft<sup>2</sup> · confidence 95 · as of Jun 23, 2026



**3**

BEDS

**4**

BATHS

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

LIVING AREA

**848 ft<sup>2</sup>**

LOT SIZE

**2016**

YEAR BUILT

**3**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$633K**

\$601K low

\$665K high

Last Sale

**\$525,000 · Dec 29, 2023**

Est. Owner Equity

**\$239,113**

Loan-to-Value

**62%**

## 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   |
|-------------|--------|-----------------------|-----------|--------------------|--------|
| Dec 5, 2023 | Resale | Special Warranty Deed | \$525,000 | \$238              | \$394K |

## 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   |

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>Absentee owner</b> |
|-----------|-----------------------|