

Townhouse **RESIDENTIAL**

39 FOREST AVE

RIVER FOREST, IL 60305

\$551,280 TopHap Estimate · \$250 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

4
BATHS

2,209 ft²
LIVING AREA

848 ft²
LOT SIZE

2016
YEAR BUILT

3
STORIES

7
ROOMS

2
PARKING

VALUATION

\$551K

\$517K low

\$586K high

Last Sale

\$495,000 · Jun 21, 2024

Est. Owner Equity

\$105,780

Loan-to-Value

80%

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
May 29, 2024	Resale	Special Warranty Deed	\$495,000	\$224	\$446K

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

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	Absentee owner
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