

Single Family Residence

RESIDENTIAL

1502 FOREST AVE

RIVER FOREST, IL 60305

\$1,191,574 TopHap Estimate · \$334 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,572 ft²

LIVING AREA

0.23 ac

LOT SIZE

1938

YEAR BUILT

2

STORIES

11

ROOMS

4

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$880,000 · May 13, 2022

Est. Owner Equity

\$544,374

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$23,269 (2023)
Assessed Value	\$85,000
Previous Assessed	\$84,999
Assessor Market Value	\$850,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.23
Construction	Frame (Unspecified)
Roof	Slate
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

80 FLOOD	18 WILDFIRE	66 HEAT	64 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 15, 2022	Resale	Warranty Deed	\$880,000	\$246	\$647K
Sep 12, 2005	Resale	Warranty Deed	\$1,050,000	\$294	\$840K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.4 mi
Roosevelt School	Middle	5–8	1.1 mi
Oak Park & River Forest High School	High	9–12	2.1 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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