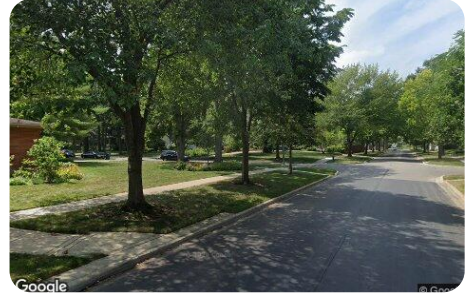


Single Family Residence **RESIDENTIAL**

1045 FOREST AVE

RIVER FOREST, IL 60305

\$1,334,967 TopHap Estimate · \$369 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,621 ft²

LIVING AREA

0.25 ac

LOT SIZE

1960

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.5M high

Last Sale

\$1,265,000 · Dec 24, 2024

Est. Owner Equity

\$434,967

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$25,468 (2023)
Assessed Value	\$99,000
Previous Assessed	\$98,999
Assessor Market Value	\$990,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cook
Lot (acres)	0.25
Construction	Frame (Unspecified)
Foundation	Raised (Unspecified)
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
Nov 18, 2024	Resale	Deed	\$1,265,000	\$349	\$900K
Dec 27, 2016	Quitclaim	Quit Claim Transfer			
Jul 1, 2010	Resale	Grant Deed	\$650,000	\$180	
Jul 27, 2006	Quitclaim	Quit Claim Transfer			
Jul 12, 2004	Resale	Grant Deed	\$650,000	\$180	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.4 mi
Roosevelt School	Middle	5–8	0.6 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	Owner occupied
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