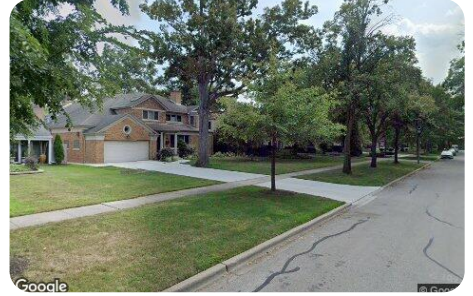
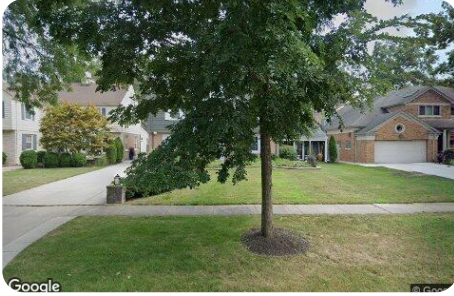


Single Family Residence **RESIDENTIAL**

1427 FOREST AVE

RIVER FOREST, IL 60305

\$1,183,518 TopHap Estimate · \$365 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,242 ft²

LIVING AREA

0.3 ac

LOT SIZE

1939

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.2M high

Last Sale

\$944,000 · Jan 18, 2006

Est. Owner Equity

\$441,643

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$21,969 (2023)
Assessed Value	\$86,216
Previous Assessed	\$86,216
Assessor Market Value	\$862,160

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.30
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

63 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 22, 2005	Resale	Warranty Deed	\$944,000	\$291	\$360K
Oct 14, 2003	Resale	Grant Deed	\$852,000	\$263	\$777K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.3 mi
Roosevelt School	Middle	5–8	1.0 mi
Oak Park & River Forest High School	High	9–12	2.0 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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