

Single Family Residence **RESIDENTIAL**

842 FOREST AVE

RIVER FOREST, IL 60305

\$1,006,219 TopHap Estimate · \$447 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,250 ft²

LIVING AREA

0.19 ac

LOT SIZE

1932

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$1M

\$939K low

\$1.1M high

Last Sale

\$527,000 · Sep 23, 2020

Est. Owner Equity

\$506,219

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$13,736 (2023)
Assessed Value	\$66,000
Previous Assessed	\$52,700
Assessor Market Value	\$660,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.19
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Slate
Heating	Hot Water
Cooling	None
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

1 FLOOD	8 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
Aug 8, 2024	Financing	Intrafamily Transfer			
Jul 9, 2020	Resale	Warranty Deed	\$527,000	\$234	\$474K
Jul 8, 2004	Resale	Grant Deed	\$527,000	\$234	
Mar 9, 1999	Quitclaim	Quit Claim Transfer	\$276,000	\$123	\$261K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roosevelt School	Middle	5–8	0.5 mi
Willard Elementary School	Elementary	PK–4	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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