

Single Family Residence **RESIDENTIAL**

936 FOREST AVE

RIVER FOREST, IL 60305

\$765,057 TopHap Estimate · \$410 / ft² · confidence 94 · as of Jun 25, 2026



4

BEDS

2.5

BATHS

1,866 ft²

LIVING AREA

0.2 ac

LOT SIZE

1957

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$765K

\$719K low

\$811K high

Last Sale

\$715,000 · Aug 8, 2023

Est. Owner Equity

\$611,057

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$16,982 (2023)
Assessed Value	\$68,000
Previous Assessed	\$68,000
Assessor Market Value	\$680,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	COOK
Lot (acres)	0.20
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	4 WILDFIRE	68 HEAT	65 STORM	45 DROUGHT
------------	---------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 8, 2026	Financing	Mortgage			\$154K
Jul 18, 2023	Resale	Deed	\$715,000	\$383	\$415K
Jun 23, 2020	Quitclaim	Quit Claim Transfer			
Nov 12, 2019	Resale	Warranty Deed	\$493,500	\$264	\$294K
Oct 23, 2013	Financing	Warranty Deed			\$364K
Apr 30, 2009	Recorded document	Warranty Deed			
Jul 22, 2004	Quitclaim	Quit Claim Transfer			
Jul 22, 2004	Resale	Warranty Deed	\$475,000	\$255	\$333K

Jul 7, 1999	Quitclaim	Quit Claim Transfer	\$268,000	\$144	\$215K
-------------	-----------	---------------------	-----------	-------	--------

ASSIGNED SCHOOLS

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

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------