

Single Family Residence **RESIDENTIAL**

945 KEYSTONE AVE

RIVER FOREST, IL 60305

\$639,936 TopHap Estimate · \$479 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,336 ft²

LIVING AREA

0.23 ac

LOT SIZE

1959

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$640K

\$595K low

\$684K high

Last Sale

\$500,000 · Jul 9, 2019

Est. Owner Equity

\$499,936

Loan-to-Value

22%

TAX & ASSESSMENT

Property Tax	\$13,602 (2023)
Assessed Value	\$53,000
Previous Assessed	\$53,000
Assessor Market Value	\$530,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	Cook
Lot (acres)	0.23
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

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
Aug 12, 2022	Financing	Transfer On Death Deed			
Jun 11, 2019	Resale	Warranty Deed	\$500,000	\$374	
Mar 16, 2012	Resale	Warranty Deed	\$375,000	\$281	\$365K
Aug 1, 2010	Financing	Trustees Deed			\$54K
Aug 1, 2010	Financing	Trustees Deed			\$69K
May 26, 2005	Resale	Warranty Deed	\$513,000	\$384	\$412K
Aug 12, 2004	Financing	Trustees Deed			\$440K
Jan 18, 2002	Financing	Grant Deed			\$256K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.5 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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