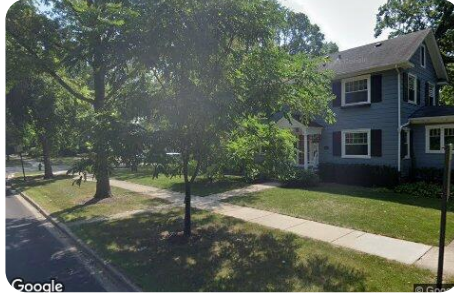


Single Family Residence **RESIDENTIAL**

946 FOREST AVE

RIVER FOREST, IL 60305

\$756,152 TopHap Estimate · \$456 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,660 ft²

LIVING AREA

0.23 ac

LOT SIZE

1921

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$756K

\$691K low

\$821K high

Last Sale

\$542,000 · Oct 14, 2011

Est. Owner Equity

\$0

Loan-to-Value

142%

TAX & ASSESSMENT

Property Tax	\$13,253 (2023)
Assessed Value	\$51,728
Previous Assessed	\$51,728
Assessor Market Value	\$517,280

PROPERTY FACTS

Property Type	Single Family Residence
Style	Old Style
County	Cook
Lot (acres)	0.23
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	None
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
Sep 22, 2011	Resale	Warranty Deed	\$542,000	\$327	\$460K
Apr 20, 2004	Resale	Grant Deed	\$550,000	\$331	\$440K

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.

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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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