

Single Family Residence

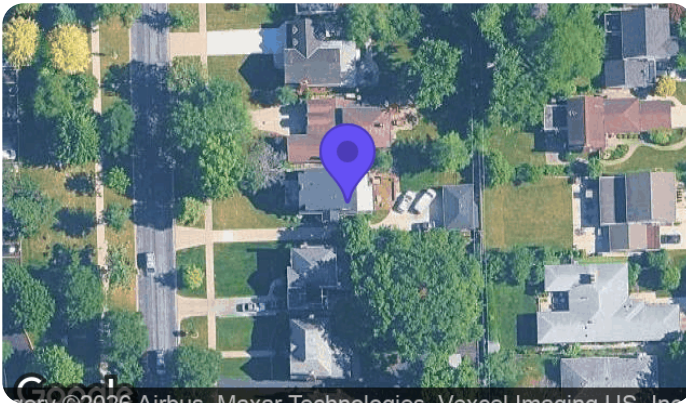
RESIDENTIAL

1235 PARK AVE

RIVER FOREST, IL 60305

\$779,088

TopHap Estimate · \$366 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,131 ft²

LIVING AREA

0.21 ac

LOT SIZE

1923

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$779K

\$718K low

\$841K high

Last Sale

\$775,000 · May 13, 2026

Est. Owner Equity

\$779,088

TAX & ASSESSMENT

Property Tax	\$19,710 (2023)
Assessed Value	\$72,000
Previous Assessed	\$72,000
Assessor Market Value	\$720,000

PROPERTY FACTS

Property Type	Single Family Residence
County	COOK
Lot (acres)	0.21
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached
Pool	No

CLIMATE RISK

10 FLOOD	1 WILDFIRE	68 HEAT	65 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

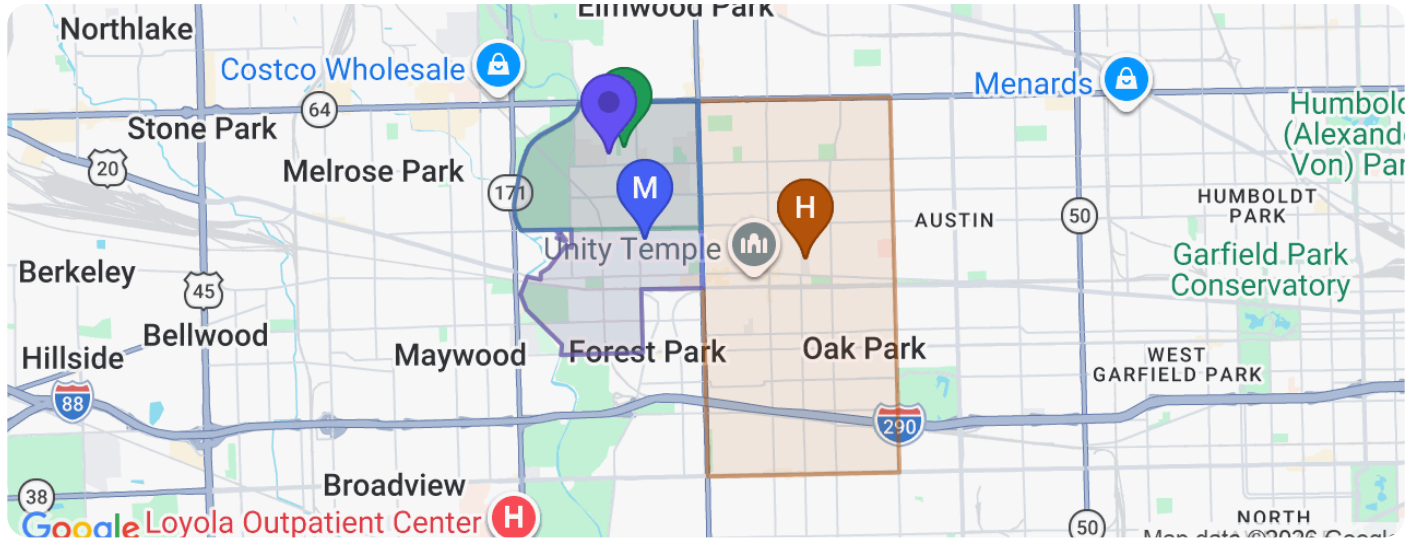
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 5, 2026	Resale	Warranty Deed	\$775,000	\$364	
Feb 17, 2015	Resale	Grant Deed	\$435,000	\$204	\$326K
Dec 30, 2013	Recorded document	Grant Deed			
Oct 24, 2005	Resale	Warranty Deed	\$565,000	\$265	\$360K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.1 mi
Roosevelt School	Middle	5–8	0.8 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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