

Single Family Residence **RESIDENTIAL**

2252 FOREST AVE

NORTH RIVERSIDE, IL 60546

\$288,741 TopHap Estimate · \$401 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

1

BATHS

720 ft²

LIVING AREA

3,750 ft²

LOT SIZE

1948

YEAR BUILT

1

STORIES

4

ROOMS

2

PARKING

VALUATION

\$289K

\$275K low

\$303K high

Last Sale

\$146,000 · Jan 8, 2014

Est. Owner Equity

\$182,225

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$5,479 (2023)
Assessed Value	\$23,000
Previous Assessed	\$23,000
Assessor Market Value	\$230,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.09
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Forced Air
Cooling	None
Garage	Garage, Detached

CLIMATE RISK

1 FLOOD	1 WILDFIRE	69 HEAT	67 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 31, 2020	Financing	Intrafamily Transfer			\$107K
Dec 13, 2013	Resale	Warranty Deed	\$146,000	\$203	\$116K
Oct 28, 2004	Resale	Warranty Deed	\$210,000	\$292	\$200K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ames Elementary School	Elementary	PK–5	0.6 mi
Hauser Junior High School	Middle	6–8	1.3 mi
Riverside Brookfield High School	High	9–12	1.4 mi

District: Riverside Brookfield Township School District 208

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 60546

50 CRIME INDEX	127 AIR POLLUTION	17,001 POPULATION	\$106K 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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