

Single Family Residence **RESIDENTIAL**

811 FOREST AVE

RIVER FOREST, IL 60305

\$1,421,390 TopHap Estimate · \$480 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,961 ft²

LIVING AREA

0.26 ac

LOT SIZE

1907

YEAR BUILT

2

STORIES

9

ROOMS

3

PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.5M high

Last Sale

\$942,000 · May 16, 2018

Est. Owner Equity

\$364,190

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$22,362 (2023)
Assessed Value	\$85,000
Previous Assessed	\$85,000
Assessor Market Value	\$850,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.26
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

1 FLOOD	21 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
Apr 26, 2018	Resale	Warranty Deed	\$942,000	\$318	\$253K
Apr 17, 2017	Resale	Grant Deed	\$471,594	\$159	
Oct 3, 2011	Recorded document	Trustees Deed			
Nov 1, 2005	Financing	Trustees Deed			\$40K
Sep 13, 2004	Financing	Trustees Deed			\$525K
Dec 16, 2003	Quitclaim	Quit Claim Transfer			\$324K
Nov 6, 1998	Quitclaim	Quit Claim Transfer			
Apr 13, 1998	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roosevelt School	Middle	5–8	0.4 mi
Willard Elementary School	Elementary	PK–4	0.7 mi
Oak Park & River Forest High School	High	9–12	1.7 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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