

Single Family Residence **RESIDENTIAL**

823 FOREST AVE

RIVER FOREST, IL 60305

\$1,025,756 TopHap Estimate · \$526 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,951 ft²
LIVING AREA

0.23 ac
LOT SIZE

1918

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$1M

\$924K low

\$1.1M high

Last Sale

\$855,000 · Jun 9, 2023

Est. Owner Equity

\$299,756

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$16,339 (2023)
Assessed Value	\$63,000
Previous Assessed	\$63,000
Assessor Market Value	\$630,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cook
Lot (acres)	0.23
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Hot Water
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
May 5, 2023	Resale	Warranty Deed	\$855,000	\$438	\$726K
Sep 20, 2016	Resale	Warranty Deed	\$662,000	\$339	\$530K
Apr 12, 2002	Resale	Grant Deed	\$326,000	\$167	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roosevelt School	Middle	5–8	0.4 mi
Willard Elementary School	Elementary	PK–4	0.6 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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