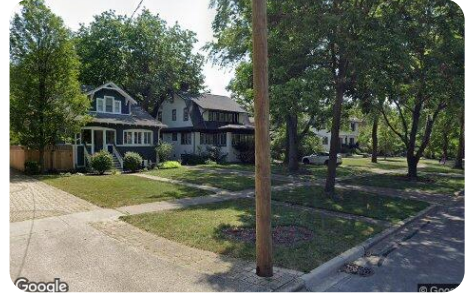


Single Family Residence **RESIDENTIAL**

827 FOREST AVE # X

RIVER FOREST, IL 60305

\$896,742 TopHap Estimate · \$356 / ft² · confidence 89 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,522 ft²

LIVING AREA

0.22 ac

LOT SIZE

1968

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$897K

\$800K low

\$994K high

Last Sale

\$870,000 · Aug 6, 2025

Est. Owner Equity

\$426,742

Loan-to-Value

53%

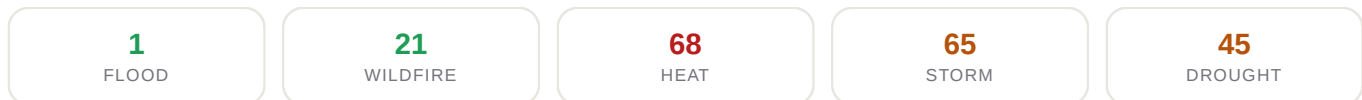
TAX & ASSESSMENT

Property Tax	\$18,529 (2023)
Assessed Value	\$71,000
Previous Assessed	\$71,000
Assessor Market Value	\$710,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cook
Lot (acres)	0.22
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 22, 2025	Resale	Warranty Deed	\$870,000	\$345	\$470K
Sep 29, 2022	Financing	Intrafamily Transfer			
Aug 26, 2011	Resale	Warranty Deed	\$555,000	\$220	
Feb 13, 2002	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

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