

Single Family Residence **RESIDENTIAL**

818 FOREST AVE

RIVER FOREST, IL 60305

\$1,279,972 TopHap Estimate · \$392 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2

BATHS

3,262 ft²

LIVING AREA

0.21 ac

LOT SIZE

1922

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Last Sale

\$750,000 · Apr 12, 2017

Est. Owner Equity

\$679,972

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$23,183 (2023)
Assessed Value	\$88,000
Previous Assessed	\$88,000
Assessor Market Value	\$880,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.21
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

1 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
Apr 6, 2017	Resale	Warranty Deed	\$750,000	\$230	\$424K
Oct 19, 2007	Quitclaim	Quit Claim Transfer			\$200K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roosevelt School	Middle	5–8	0.5 mi
Willard Elementary School	Elementary	PK–4	0.7 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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