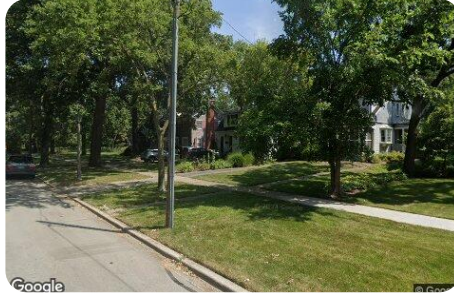


Single Family Residence **RESIDENTIAL**

831 FOREST AVE

RIVER FOREST, IL 60305

\$1,523,664 TopHap Estimate · \$450 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,388 ft²

LIVING AREA

0.21 ac

LOT SIZE

2018

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.5M

\$1.4M low

\$1.6M high

Last Sale

\$400,000 · May 11, 2016

Est. Owner Equity

\$128,045

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$23,894 (2023)
Assessed Value	\$90,598
Previous Assessed	\$90,598
Assessor Market Value	\$905,980

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cook
Lot (acres)	0.21
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
Jun 27, 2025	Financing	Intrafamily Transfer			
Dec 9, 2019	Non-arms-length	Grant Deed	\$1,040,000	\$307	\$484K
Oct 30, 2017	Financing	Trustees Deed			\$932K
Apr 25, 2016	Resale	Warranty Deed	\$400,000	\$118	\$300K

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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