

Single Family Residence **RESIDENTIAL**

822 FOREST AVE

RIVER FOREST, IL 60305

\$570,233 TopHap Estimate · \$263 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,172 ft²

LIVING AREA

0.21 ac

LOT SIZE

1920

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$570K

\$523K low

\$618K high

Last Sale

\$550,000 · Jun 3, 2025

Est. Owner Equity

\$270,233

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$15,792 (2023)
Assessed Value	\$61,000
Previous Assessed	\$61,000
Assessor Market Value	\$610,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cook
Lot (acres)	0.21
Roof	Composition Shingle
Heating	Hot Water
Cooling	None
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
May 30, 2025	Resale	Warranty Deed	\$550,000	\$253	\$300K
Jun 7, 2024	Resale	Warranty Deed	\$520,000	\$239	\$494K
Oct 31, 2016	Resale	Warranty Deed	\$425,000	\$196	

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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