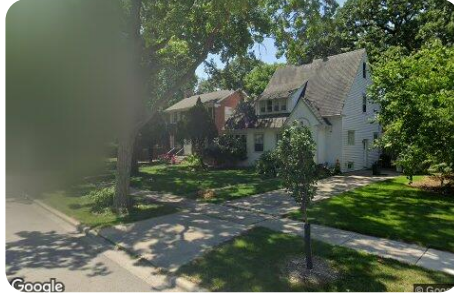


Single Family Residence **RESIDENTIAL**

# 314 FOREST AVE

RIVER FOREST, IL 60305

**\$673,045** TopHap Estimate · \$431 / ft² · confidence 95 · as of Jul 14, 2026



**3**  
BEDS

**3**  
BATHS

**1,561 ft²**  
LIVING AREA

**0.15 ac**  
LOT SIZE

**1925**  
YEAR BUILT

**1**  
STORIES

**6**  
ROOMS

**2**  
PARKING

## VALUATION

**\$673K**

\$642K low

\$704K high

Last Sale

**\$711,000 · Jun 10, 2016**

Est. Owner Equity

**\$161,045**

Loan-to-Value

**77%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$11,901 (2023) |
| Assessed Value        | \$46,790        |
| Previous Assessed     | \$46,789        |
| Assessor Market Value | \$467,900       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Bungalow                |
| County        | Cook                    |
| Lot (acres)   | 0.15                    |
| Roof          | Composition Shingle     |
| Heating       | Hot Water               |
| Cooling       | Central                 |
| Garage        | Garage, Detached        |

## CLIMATE RISK

|                   |                      |                   |                    |                      |
|-------------------|----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>1</b><br>WILDFIRE | <b>68</b><br>HEAT | <b>65</b><br>STORM | <b>45</b><br>DROUGHT |
|-------------------|----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-----------|--------------------|--------|
| Jun 6, 2016  | Resale | Warranty Deed | \$711,000 | \$455              | \$569K |
| Dec 18, 2014 | Resale | Warranty Deed | \$660,000 | \$423              | \$417K |
| Oct 31, 2013 | Resale | Grant Deed    | \$323,000 | \$207              | \$242K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Lincoln Elementary School           | Elementary | PK–4   | 0.3 mi   |
| Roosevelt School                    | Middle     | 5–8    | 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

|                                      |                                         |                                         |                                             |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>29</div> <div>CRIME INDEX</div> | <div>133</div> <div>AIR POLLUTION</div> | <div>11,189</div> <div>POPULATION</div> | <div>\$152K</div> <div>MEDIAN IN-COME</div> | <div>50°F</div> <div>AVG TEMP</div> | <div>54%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

|
 OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|