

Single Family Residence **RESIDENTIAL**

326 FOREST AVE

RIVER FOREST, IL 60305

\$670,095 TopHap Estimate · \$401 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,669 ft²

LIVING AREA

0.16 ac

LOT SIZE

1942

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$670K

\$633K low

\$707K high

Last Sale

\$461,000 · Jun 21, 2016

Est. Owner Equity

\$222,995

Loan-to-Value

73%

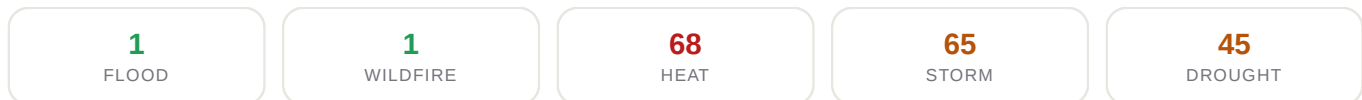
TAX & ASSESSMENT

Property Tax	\$12,442 (2023)
Assessed Value	\$48,764
Previous Assessed	\$48,764
Assessor Market Value	\$487,640

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	Cook
Lot (acres)	0.16
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
Jun 9, 2016	Resale	Grant Deed	\$461,000	\$276	\$369K
Dec 8, 2005	Quitclaim	Quit Claim Transfer			
Dec 8, 2005	Quitclaim	Quit Claim Transfer			

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

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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