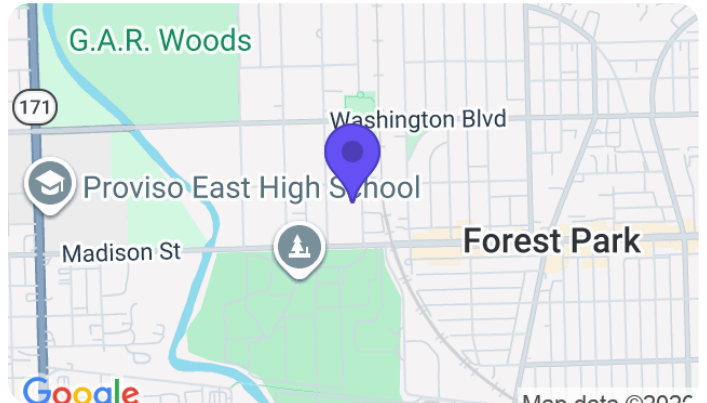
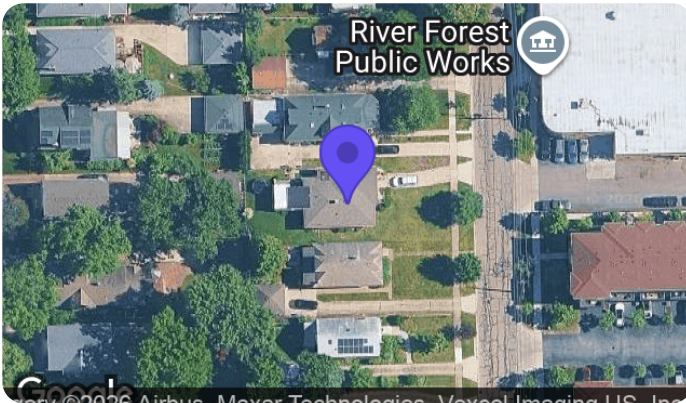


Single Family Residence **RESIDENTIAL**

34 FOREST AVE

RIVER FOREST, IL 60305

\$550,983 TopHap Estimate · \$367 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

1
BATHS

1,503 ft²
LIVING AREA

0.15 ac
LOT SIZE

1954
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$551K

\$526K low

\$576K high

Last Sale

\$305,000 · Mar 12, 2019

Est. Owner Equity

\$316,583

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$10,316 (2023)
Assessed Value	\$41,000
Previous Assessed	\$40,999
Assessor Market Value	\$410,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	Cook
Lot (acres)	0.15
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

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
Dec 9, 2023	Financing	Intrafamily Transfer			
Mar 4, 2019	Resale	Warranty Deed	\$305,000	\$203	\$229K
Oct 28, 2011	Quitclaim	Quit Claim Transfer			
Dec 14, 2006	Quitclaim	Quit Claim Transfer			\$285K
Nov 20, 2003	Resale	Grant Deed	\$285,000	\$190	\$256K
Jun 22, 2001	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.6 mi
Roosevelt School	Middle	5–8	0.9 mi

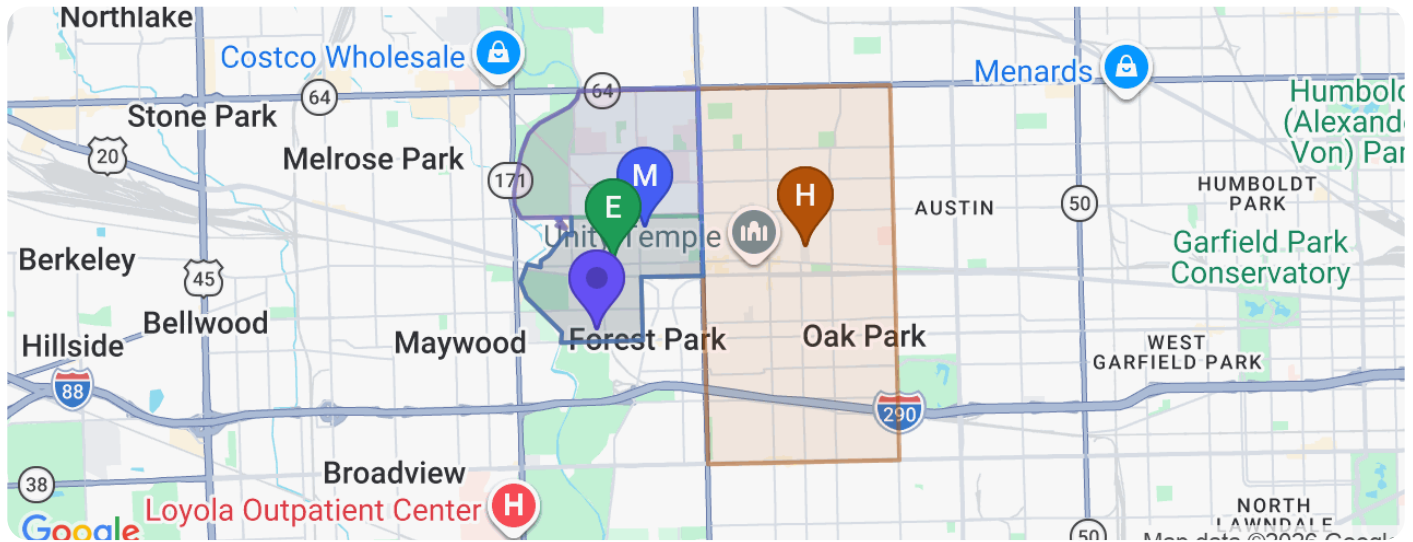
Oak Park & River Forest High School

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

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

OWNERSHIP

Occupancy

Owner occupied