

Single Family Residence **RESIDENTIAL**

2506 FOREST AVE

NORTH RIVERSIDE, IL 60546

\$397,680 TopHap Estimate · \$286 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,392 ft²

LIVING AREA

3,750 ft²

LOT SIZE

1928

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$398K

\$382K low

\$413K high

Last Sale

\$306,500 · Oct 21, 2020

Est. Owner Equity

\$94,680

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$7,944 (2023)
Assessed Value	\$31,857
Previous Assessed	\$31,857
Assessor Market Value	\$318,570

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	Cook
Lot (acres)	0.09
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Detached

CLIMATE RISK

1 FLOOD	1 WILDFIRE	69 HEAT	67 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 29, 2020	Resale	Warranty Deed	\$306,500	\$220	\$301K
Jul 28, 2015	Resale	Warranty Deed	\$235,000	\$169	\$231K
Apr 30, 2011	Financing	Trustees Deed			\$18K
Sep 14, 2009	Resale	Warranty Deed	\$252,000	\$181	\$247K
Jun 17, 2003	Resale	Grant Deed	\$307,500	\$221	\$199K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ames Elementary School	Elementary	PK–5	0.3 mi
Hauser Junior High School	Middle	6–8	1.0 mi
Riverside Brookfield High School	High	9–12	1.2 mi

District: Riverside Brookfield Township School District 208

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 60546

50 CRIME INDEX	127 AIR POLLUTION	17,001 POPULATION	\$106K 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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