

Single Family Residence **RESIDENTIAL**

# 622 FOREST AVE

RIVER FOREST, IL 60305

**\$969,000** TopHap Estimate · \$390 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**5**  
BEDS

**2.5**  
BATHS

**2,484 ft<sup>2</sup>**  
LIVING AREA

**0.25 ac**  
LOT SIZE

**1918**  
YEAR BUILT

**2**  
STORIES

**9**  
ROOMS

**2**  
PARKING

## VALUATION

**\$969K**

\$927K low

\$1M high

Last Sale

**\$710,000 · Jul 13, 2017**

Est. Owner Equity

**\$0**

Loan-to-Value

**109%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$20,081 (2023) |
| Assessed Value        | \$69,604        |
| Previous Assessed     | \$73,354        |
| Assessor Market Value | \$696,040       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | COOK                    |
| Lot (acres)   | 0.25                    |
| Roof          | Asphalt                 |
| Heating       | Yes                     |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Detached        |
| Pool          | No                      |

## 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   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Aug 14, 2020 | Financing | Intrafamily Transfer |           |                    | \$553K |
| Jun 30, 2017 | Resale    | Warranty Deed        | \$710,000 | \$286              | \$568K |
| Jun 16, 2010 | Resale    | Warranty Deed        | \$626,000 | \$252              | \$501K |
| Jul 28, 2003 | Resale    | Grant Deed           | \$552,000 | \$222              | \$415K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Lincoln Elementary School           | Elementary | PK–4   | 0.2 mi   |
| Roosevelt School                    | Middle     | 5–8    | 0.4 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 |
|-----------|----------------|