

Single Family Residence **RESIDENTIAL**

2257 FOREST AVE

RIVERSIDE, IL 60546

\$287,142 TopHap Estimate · \$328 / ft² · confidence 92 · as of Jul 14, 2026



2

BEDS

1

BATHS

876 ft²

LIVING AREA

3,750 ft²

LOT SIZE

1952

YEAR BUILT

1

STORIES

4

ROOMS

2

PARKING

VALUATION

\$287K

\$264K low

\$310K high

Last Sale

\$263,000 · Oct 18, 2022

Est. Owner Equity

\$37,342

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$6,958 (2023)
Assessed Value	\$25,000
Previous Assessed	\$25,000
Assessor Market Value	\$250,000

PROPERTY FACTS

Property Type	Single Family Residence
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
Oct 7, 2022	Resale	Warranty Deed	\$263,000	\$300	\$250K
Jun 8, 2022	Resale	Deed	\$166,000	\$189	\$166K
Jun 16, 2003	Quitclaim	Quit Claim Transfer	\$270,000	\$308	
Jul 26, 1999	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ames Elementary School	Elementary	PK–5	0.6 mi
Hauser Junior High School	Middle	6–8	1.3 mi
Riverside Brookfield High School	High	9–12	1.5 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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