

Single Family Residence **RESIDENTIAL**

14 FOREST AVE

RIVER FOREST, IL 60305

\$513,184 TopHap Estimate · \$416 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,235 ft²

LIVING AREA

0.15 ac

LOT SIZE

1963

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$513K

\$461K low

\$565K high

Last Sale

\$480,000 · Dec 4, 2024

Est. Owner Equity

\$478,184

Loan-to-Value

7%

TAX & ASSESSMENT

Property Tax	\$9,316 (2023)
Assessed Value	\$40,000
Previous Assessed	\$40,000
Assessor Market Value	\$400,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	COOK
Lot (acres)	0.15
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Asphalt
Heating	Yes
Cooling	Central
Garage	Garage, Detached
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 22, 2026	Financing	Mortgage			\$35K
Nov 21, 2024	Resale	Warranty Deed	\$480,000	\$389	\$456K
Jan 31, 2002	Resale	Grant Deed	\$265,000	\$215	\$252K
Nov 30, 1999	Resale	Grant Deed	\$260,000	\$211	\$234K
Aug 27, 1999	Non-arms-length	Trustees Deed	\$186,000	\$151	
Aug 27, 1999	Resale	Trustees Deed	\$260,000	\$211	\$234K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.6 mi
Roosevelt School	Middle	5–8	1.0 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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