

Single Family Residence **RESIDENTIAL**

35 KEYSTONE AVE

RIVER FOREST, IL 60305

\$1,044,695 TopHap Estimate · \$384 / ft² · confidence 96 · as of Jul 14, 2026



6

BEDS

3

BATHS

2,720 ft²

LIVING AREA

0.22 ac

LOT SIZE

1899

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$1M

\$1M low

\$1.1M high

Est. Owner Equity

\$394,695

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$21,814 (2023)
Assessed Value	\$83,000
Previous Assessed	\$83,000
Assessor Market Value	\$830,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.22
Construction	Frame (Unspecified)
Roof	Roll Tar & Gravel
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

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
Apr 23, 2026	Resale	Warranty Deed	\$1,037,500	\$381	\$650K
Nov 20, 2015	Quitclaim	Quit Claim Transfer			\$397K
Dec 28, 2009	Resale	Warranty Deed	\$585,000	\$215	\$417K
Mar 19, 2003	Resale	Grant Deed	\$618,000	\$227	\$477K

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

OWNERSHIP

Occupancy	Owner occupied
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