

Single Family Residence **RESIDENTIAL**

1415 FOREST AVE

RIVER FOREST, IL 60305

\$1,186,753 TopHap Estimate · \$435 / ft² · confidence 94 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,726 ft²

LIVING AREA

0.29 ac

LOT SIZE

1929

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$775,000 · Jan 2, 2002

Est. Owner Equity

\$686,753

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$20,541 (2023)
Assessed Value	\$81,000
Previous Assessed	\$81,000
Assessor Market Value	\$810,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.29
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Tile
Heating	Hot Water
Cooling	None
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

57 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
Nov 29, 2010	Quitclaim	Quit Claim Transfer			
Jan 2, 2002	Resale	Grant Deed	\$775,000	\$284	\$350K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.3 mi
Roosevelt School	Middle	5–8	1.0 mi
Oak Park & River Forest High School	High	9–12	2.0 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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