

Single Family Residence **RESIDENTIAL**

1011 FOREST AVE

RIVER FOREST, IL 60305

\$1,572,528 TopHap Estimate · \$385 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

4,088 ft²

LIVING AREA

0.38 ac

LOT SIZE

1893

YEAR BUILT

2

STORIES

9

ROOMS

3

PARKING

VALUATION

\$1.6M

\$1.5M low

\$1.7M high

Last Sale

\$659,000 · Jul 5, 2001

Est. Owner Equity

\$885,328

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$29,431 (2023)
Assessed Value	\$110,823
Previous Assessed	\$110,823
Assessor Market Value	\$1,108,230

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.38
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Hot Water
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
Feb 10, 2022	Financing	Intrafamily Transfer			
Jul 5, 2001	Resale	Grant Deed	\$659,000	\$161	\$359K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.4 mi
Roosevelt School	Middle	5–8	0.5 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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