

Single Family Residence **RESIDENTIAL**

1430 FOREST AVE

RIVER FOREST, IL 60305

\$1,924,205 TopHap Estimate · \$439 / ft² · confidence 92 · as of Jul 14, 2026



7

BEDS

3

BATHS

4,379 ft²

LIVING AREA

0.35 ac

LOT SIZE

1930

YEAR BUILT

2

STORIES

15

ROOMS

3

PARKING

VALUATION

\$1.9M

\$1.8M low

\$2.1M high

Last Sale

\$1,150,000 · Mar 6, 2020

Est. Owner Equity

\$1,004,205

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$33,672 (2023)
Assessed Value	\$123,000
Previous Assessed	\$123,000
Assessor Market Value	\$1,230,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.35
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Slate
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

72 FLOOD	18 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 5, 2020	Resale	Grant Deed	\$1,150,000	\$263	\$920K
Feb 26, 2004	Quitclaim	Quit Claim Transfer			
Dec 5, 2001	Non-arms-length	Grant Deed	\$760,000	\$174	\$600K

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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