

Single Family Residence **RESIDENTIAL**

2225 FOREST AVE

NORTH RIVERSIDE, IL 60546

\$347,758 TopHap Estimate · \$298 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,166 ft²

LIVING AREA

3,750 ft²

LOT SIZE

1965

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$348K

\$339K low

\$356K high

Last Sale

\$205,000 · Jan 20, 2016

Est. Owner Equity

\$200,758

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$7,705 (2023)
Assessed Value	\$31,000
Previous Assessed	\$31,000
Assessor Market Value	\$310,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cook
Lot (acres)	0.09
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Hot Water
Cooling	Central
Garage	Garage, Detached

CLIMATE RISK

1 FLOOD	1 WILDFIRE	69 HEAT	67 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 13, 2016	Resale	Grant Deed	\$205,000	\$176	\$164K
Aug 23, 2004	Quitclaim	Quit Claim Transfer			
Sep 10, 2001	Resale	Grant Deed	\$180,000	\$154	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ames Elementary School	Elementary	PK–5	0.6 mi
Hauser Junior High School	Middle	6–8	1.3 mi
Riverside Brookfield High School	High	9–12	1.5 mi

District: Riverside Brookfield Township School District 208

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 60546

50 CRIME INDEX	127 AIR POLLUTION	17,001 POPULATION	\$106K 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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