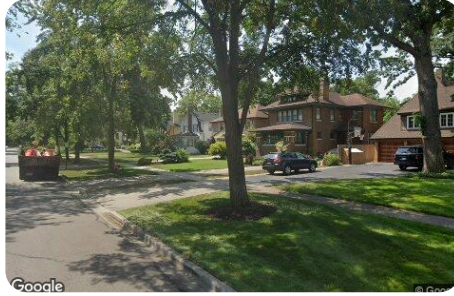


Single Family Residence **RESIDENTIAL**

# 1118 FOREST AVE

RIVER FOREST, IL 60305

**\$1,990,973** TopHap Estimate · \$371 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**5**

BEDS

**4**

BATHS

**5,362 ft<sup>2</sup>**

LIVING AREA

**0.5 ac**

LOT SIZE

**1927**

YEAR BUILT

**2**

STORIES

**11**

ROOMS

**3**

PARKING

## VALUATION

**\$2M**

**\$1.8M low**

**\$2.1M high**

Last Sale

**\$1,200,000 · Sep 9, 2020**

Est. Owner Equity

**\$968,148**

Loan-to-Value

**51%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$38,240 (2023) |
| Assessed Value        | \$143,000       |
| Previous Assessed     | \$143,000       |
| Assessor Market Value | \$1,430,000     |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | Split Level                           |
| County        | Cook                                  |
| Lot (acres)   | 0.50                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Forced Air                            |
| Cooling       | None                                  |
| Fireplace     | Yes                                   |
| Garage        | Garage, Attached                      |

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 1<br>WILDFIRE | 68<br>HEAT | 65<br>STORM | 45<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------|-------------|--------------------|--------|
| Jun 28, 2020 | Resale    | Grant Deed    | \$1,200,000 | \$224              | \$840K |
| Jun 30, 2009 | Financing | Trustees Deed |             |                    | \$250K |
| Mar 18, 2004 | Financing | Mortgage      |             |                    | \$1M   |
| Aug 13, 2001 | Resale    | Grant Deed    | \$1,182,000 | \$220              | \$450K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Willard Elementary School           | Elementary | PK–4   | 0.3 mi   |
| Roosevelt School                    | Middle     | 5–8    | 0.7 mi   |
| Oak Park & River Forest High School | High       | 9–12   | 1.9 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

|                                      |                                         |                                         |                                             |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>29</div> <div>CRIME INDEX</div> | <div>133</div> <div>AIR POLLUTION</div> | <div>11,189</div> <div>POPULATION</div> | <div>\$152K</div> <div>MEDIAN IN-COME</div> | <div>50°F</div> <div>AVG TEMP</div> | <div>54%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|