

Single Family Residence **RESIDENTIAL**

726 FOREST AVE

RIVER FOREST, IL 60305

\$1,665,418 TopHap Estimate · \$466 / ft² · confidence 89 · as of Jun 23, 2026



4

BEDS

5

BATHS

3,572 ft²

LIVING AREA

0.24 ac

LOT SIZE

2022

YEAR BUILT

2

STORIES

11

ROOMS

2

PARKING

VALUATION

\$1.7M

\$1.5M low

\$1.8M high

Last Sale

\$550,000 · Oct 3, 2019

Est. Owner Equity

\$0

Loan-to-Value

133%

TAX & ASSESSMENT

Property Tax	\$30,215 (2023)
Assessed Value	\$110,370
Previous Assessed	\$110,369
Assessor Market Value	\$1,103,700

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.24
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

1 FLOOD	20 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
Sep 16, 2019	Resale	Grant Deed	\$550,000	\$154	\$440K
Jun 10, 2015	Quitclaim	Quit Claim Transfer			
May 9, 2007	Quitclaim	Quit Claim Transfer			
Oct 5, 2001	Non-arms-length	Grant Deed	\$400,000	\$112	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.3 mi
Roosevelt School	Middle	5–8	0.4 mi
Oak Park & River Forest High School	High	9–12	1.7 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	Absentee owner
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