

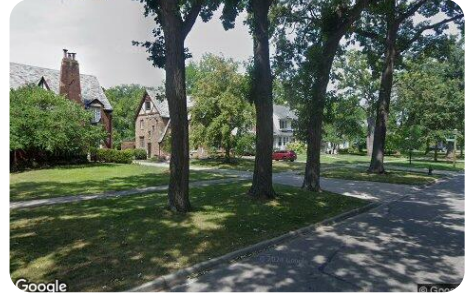
Single Family Residence

RESIDENTIAL

1038 KEYSTONE AVE

RIVER FOREST, IL 60305

\$1,197,811 TopHap Estimate · \$339 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

3,531 ft²

LIVING AREA

0.24 ac

LOT SIZE

1931

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$950,000 · Apr 6, 2022

Est. Owner Equity

\$972,211

Loan-to-Value

19%

TAX & ASSESSMENT

Property Tax	\$26,281 (2023)
Assessed Value	\$96,000
Previous Assessed	\$96,000
Assessor Market Value	\$960,000

PROPERTY FACTS

Property Type	Single Family Residence
County	COOK
Lot (acres)	0.23
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Tile
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

CLIMATE RISK

1 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
Apr 1, 2022	Resale	Deed	\$950,000	\$269	\$113K
Jul 25, 2021	Quitclaim	Quit Claim Transfer			
Aug 14, 2019	Quitclaim	Quit Claim Transfer			
Aug 21, 2009	Quitclaim	Quit Claim Transfer			
Aug 26, 2009	Quitclaim	Quit Claim Transfer			\$320K
Sep 20, 2007	Quitclaim	Quit Claim Transfer			
May 23, 2007	Resale	Grant Deed	\$850,000	\$241	\$325K
Sep 13, 2006	Recorded document	Warranty Deed			
Apr 26, 2006	Resale	Warranty Deed	\$834,500	\$236	\$600K

Sep 16, 1999	Resale	Grant Deed	\$480,000	\$136	\$384K
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ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.5 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

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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