

Single Family Residence **RESIDENTIAL**

2317 FOREST AVE

NORTH RIVERSIDE, IL 60546

\$321,101 TopHap Estimate · \$334 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1

BATHS

960 ft²

LIVING AREA

3,750 ft²

LOT SIZE

1956

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$321K

\$308K low

\$334K high

Last Sale

\$303,000 · Aug 5, 2025

Est. Owner Equity

\$321,101

TAX & ASSESSMENT

Property Tax	\$6,035 (2023)
Assessed Value	\$25,000
Previous Assessed	\$25,000
Assessor Market Value	\$250,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.09
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
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
Jul 24, 2025	Resale	Warranty Deed	\$303,000	\$316	
Jun 24, 2016	Quitclaim	Quit Claim Transfer			
Oct 28, 2010	Non-arms-length	Grant Deed	\$135,000	\$141	\$90K
Jun 16, 2010	Quitclaim	Quit Claim Transfer			
Oct 27, 1999	Resale	Grant Deed	\$135,000	\$141	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ames Elementary School	Elementary	PK–5	0.5 mi
Hauser Junior High School	Middle	6–8	1.2 mi
Riverside Brookfield High School	High	9–12	1.4 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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