

Residential - Vacant Land **RESIDENTIAL**

**724 FOREST AVE**  
RIVER FOREST, IL 60305



**3,938 ft<sup>2</sup>**  
LOT SIZE

**VALUATION**

Last Sale **\$550,000 · Oct 3, 2019**

**TAX & ASSESSMENT**

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$1,401 (2023)</b> |
| Assessed Value        | <b>\$5,119</b>        |
| Previous Assessed     | <b>\$5,119</b>        |
| Assessor Market Value | <b>\$51,190</b>       |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Residential - Vacant Land |
| County        | Cook                      |
| Lot (acres)   | 0.09                      |
| Heating       | None                      |

## CLIMATE RISK

|                   |                       |                   |                    |                      |
|-------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>21</b><br>WILDFIRE | <b>68</b><br>HEAT | <b>65</b><br>STORM | <b>45</b><br>DROUGHT |
|-------------------|-----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------------|-----------|--------------------|--------|
| Sep 16, 2019 | Resale            | Grant Deed          | \$550,000 |                    | \$440K |
| Feb 26, 2012 | Quitclaim         | Quit Claim Transfer |           |                    |        |
| Jun 27, 2005 | Recorded document | Trustees Deed       |           |                    |        |

## 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**

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

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|