

Single Family Residence **RESIDENTIAL**

826 CLINTON PL

RIVER FOREST, IL 60305

\$783,031 TopHap Estimate · \$415 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,885 ft²

LIVING AREA

0.22 ac

LOT SIZE

1925

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$783K

\$749K low

\$817K high

Last Sale

\$560,000 · Feb 21, 2017

Est. Owner Equity

\$393,531

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$14,755 (2023)
Assessed Value	\$57,214
Previous Assessed	\$57,213
Assessor Market Value	\$572,140

PROPERTY FACTS

Property Type	Single Family Residence
Style	Old Style
County	Cook
Lot (acres)	0.22
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Hot Water
Cooling	None
Garage	Garage, Detached

CLIMATE RISK

49 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
Feb 4, 2017	Resale	Warranty Deed	\$560,000	\$297	\$410K
Nov 12, 2005	Resale	Warranty Deed	\$659,000	\$350	\$527K
May 10, 1999	Resale	Trustees Deed	\$293,000	\$155	\$286K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roosevelt School	Middle	5–8	0.3 mi
Willard Elementary School	Elementary	PK–4	0.7 mi
Oak Park & River Forest High School	High	9–12	1.1 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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