

Single Family Residence **RESIDENTIAL**

806 CLINTON PL # HM

RIVER FOREST, IL 60305

\$1,314,376 TopHap Estimate · \$482 / ft² · confidence 90 · as of Jun 23, 2026



6

BEDS

4

BATHS

2,727 ft²

LIVING AREA

0.39 ac

LOT SIZE

1922

YEAR BUILT

2

STORIES

15

ROOMS

3

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Last Sale

\$1,050,000 · Aug 4, 2021

Est. Owner Equity

\$674,376

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$27,649 (2023)
Assessed Value	\$89,448
Previous Assessed	\$100,999
Assessor Market Value	\$894,480

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cook
Lot (acres)	0.39
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Tile
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

44 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 22, 2021	Resale	Deed	\$1,050,000	\$385	\$640K
Mar 8, 2006	Quitclaim	Quit Claim Transfer			
Jul 27, 2005	Resale	Warranty Deed	\$825,000	\$303	\$650K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roosevelt School	Middle	5–8	0.3 mi
Willard Elementary School	Elementary	PK–4	0.8 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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