

Single Family Residence **RESIDENTIAL**

838 WILLIAM ST

RIVER FOREST, IL 60305

\$1,900,428 TopHap Estimate · \$497 / ft² · confidence 92 · as of Jul 14, 2026



5

BEDS

4

BATHS

3,827 ft²

LIVING AREA

0.3 ac

LOT SIZE

1925

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$1.9M

\$1.7M low

\$2.1M high

Last Sale

\$1,865,000 · Dec 12, 2025

Est. Owner Equity

\$501,678

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$30,575 (2023)
Assessed Value	\$115,000
Previous Assessed	\$115,000
Assessor Market Value	\$1,150,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.30
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Tile
Heating	Hot Water
Cooling	None
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

10
FLOOD

1
WILDFIRE

69
HEAT

67
STORM

45
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 25, 2025	Resale	Warranty Deed	\$1,865,000	\$487	\$1.4M
Nov 26, 2016	Financing	Trustees Deed			\$600K
Aug 20, 2012	Quitclaim	Quit Claim Transfer			
Apr 16, 2007	Resale	Warranty Deed	\$1,200,000	\$314	\$960K
Nov 11, 2006	Resale	Warranty Deed	\$1,050,000	\$274	\$800K
Jun 29, 2005	Resale	Warranty Deed	\$1,020,000	\$267	
Nov 1, 2001	Resale	Grant Deed	\$815,000	\$213	\$650K

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	1.2 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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