

Single Family Residence

RESIDENTIAL

46 PARK AVE

RIVER FOREST, IL 60305

\$537,902 TopHap Estimate · \$520 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,035 ft²

LIVING AREA

0.19 ac

LOT SIZE

1953

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$538K

\$519K low

\$557K high

Last Sale

\$590,000 · May 19, 2026

Est. Owner Equity

\$0

Loan-to-Value

111%

TAX & ASSESSMENT

Property Tax	\$9,769 (2023)
Assessed Value	\$36,867
Previous Assessed	\$39,000
Assessor Market Value	\$368,670

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	COOK
Lot (acres)	0.19
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Asphalt
Heating	Yes
Cooling	Central
Garage	Garage, Detached
Pool	No

CLIMATE RISK

1 FLOOD	1 WILDFIRE	68 HEAT	65 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 7, 2026	Resale	Warranty Deed	\$590,000	\$570	\$561K
Feb 18, 2026	Financing	Intrafamily Transfer			\$453K
Sep 25, 2023	Financing	Warranty Deed			
Aug 10, 2023	Resale	Warranty Deed	\$485,000	\$469	\$461K
Apr 6, 2018	Non-arms-length	Warranty Deed	\$335,000	\$324	\$268K
Nov 30, 2007	Resale	Warranty Deed	\$392,000	\$379	\$59K
Nov 21, 2005	Resale	Warranty Deed	\$385,000	\$372	\$308K
Jul 17, 2001	Resale	Grant Deed	\$250,000	\$242	\$185K
Jun 13, 2001	Quitclaim	Quit Claim Transfer			\$164K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.5 mi
Roosevelt School	Middle	5–8	0.8 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

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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