

Single Family Residence

RESIDENTIAL

2305 FOREST AVE

NORTH RIVERSIDE, IL 60546

\$307,310 TopHap Estimate · \$320 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

1

BATHS

960 ft²

LIVING AREA

3,750 ft²

LOT SIZE

1953

YEAR BUILT

1

STORIES

4

ROOMS

2

PARKING

VALUATION

\$307K

\$296K low

\$319K high

Last Sale

\$215,000 · Jul 22, 2019

Est. Owner Equity

\$80,418

Loan-to-Value

75%

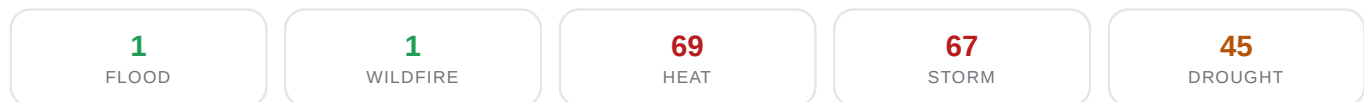
TAX & ASSESSMENT

Property Tax	\$7,514 (2023)
Assessed Value	\$27,000
Previous Assessed	\$27,000
Assessor Market Value	\$270,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.09
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Forced Air
Cooling	None
Garage	Garage, Detached

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 27, 2019	Resale	Warranty Deed	\$215,000	\$224	\$211K
Feb 4, 2011	Resale	Grant Deed	\$145,500	\$152	\$116K
Jan 5, 2010	Foreclosure sale	Trustees Deed			
Jan 19, 2005	Resale	Warranty Deed	\$209,000	\$218	\$167K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ames Elementary School	Elementary	PK–5	0.5 mi
Hauser Junior High School	Middle	6–8	1.2 mi
Riverside Brookfield High School	High	9–12	1.4 mi

District: Riverside Brookfield Township School District 208

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 60546

50 CRIME INDEX	127 AIR POLLUTION	17,001 POPULATION	\$106K MEDIAN IN-COME	50°F AVG TEMP	54% SUNSHINE
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------