



FOR IMMEDIATE RELEASE: Thursday, April 23, 2026
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Property Values for River Forest Township Released

Cook County – Cook County Assessor Fritz Kaegi released the initial assessments of residential and commercial properties in River Forest Township on April 20, 2026. The Assessor's Office reassesses one-third of Cook County every year. The south and west suburbs were last reassessed in 2023.

River Forest Township is coterminous with the Village of River Forest.

"I strongly encourage property owners to review their reassessment notice to ensure their property characteristics and market value reflect their home," said Assessor Fritz Kaegi. "It is important to understand that assessments in Cook County reflect market value over the last three years. My office will be hosting a virtual workshop to assist property owners and explain reassessments in their community."

Appeals for River Forest Township must be submitted by **June 2, 2026**.

How do assessment appeals work?

Property owners are given an opportunity to appeal their assessment if the property characteristics listed on an assessment notice are incorrect, or if the estimated market value of a property is significantly more than what it could sell for in the current real estate market.

To learn more about property assessments and appeals, watch our upcoming virtual workshop live on [Facebook](#) or [YouTube](#) scheduled for **May 5 at 6 p.m. in English and May 6 at 6 p.m. in Spanish**.

The workshop will include information about the reassessment notice and how property owners can file appeals with the Assessor's office. View all our upcoming events at www.cookcountyassessor.com/event-list.

After a township undergoes reassessment, a valuation report is released that provides details on residential, commercial, and multi-family reassessments. Property owners can use these reports to gain insight on how property assessments work, learn about the real estate market in their specific neighborhood, and compare the median to their property value. The valuation reports for River Forest Township can be found at: cookcountyassessor.com/valuation-reports.

Property values certified in 2026 will affect second installment tax bills issued in 2027.

Residential Properties

Residential assessments are based on recent sale prices of similar properties. To get a better picture of the real estate market in River Forest Township, the chart below

demonstrates median sale prices over the last several years for different property types. For example, the median sale price for single-family homes in 2025 was \$900,000, while the Assessor's median market value estimate for the same property class is \$918,000.

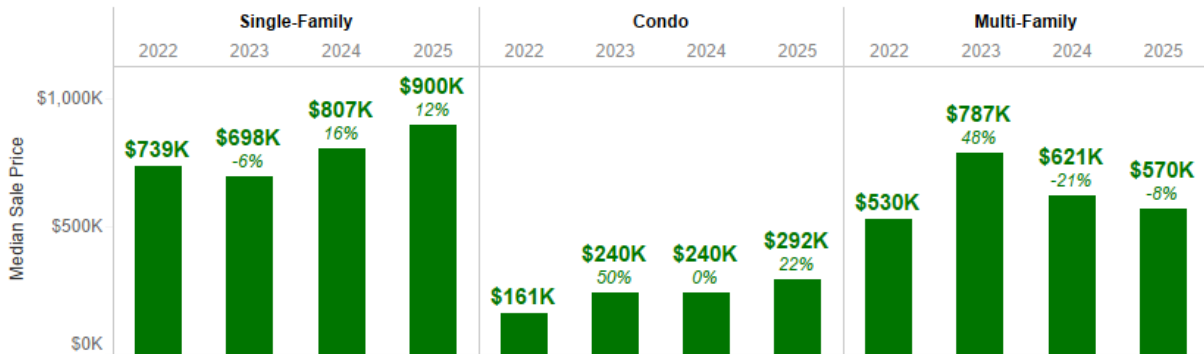
[Read the full Residential Valuation Report.](#)

Commercial Properties

Commercial property assessments are calculated by determining a property's use, estimated income, market-level vacancy, collections loss, and expenses. Commercial and multifamily property owners can locate their property on a methodology worksheet that contains the data used to assess their property. [Read the full Commercial Valuation Report.](#)

River Forest Township

Real estate market trends in overall township median sale prices:



Median Assessor's estimated market values in 2026:

Single-Family	Condo	Multi-Family
\$918K	\$235K	\$730K
22% change from 2023 median	16% change from 2023 median	20% change from 2023 median