

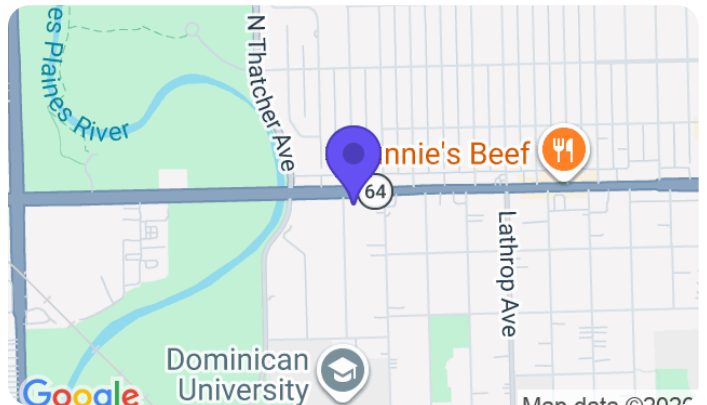
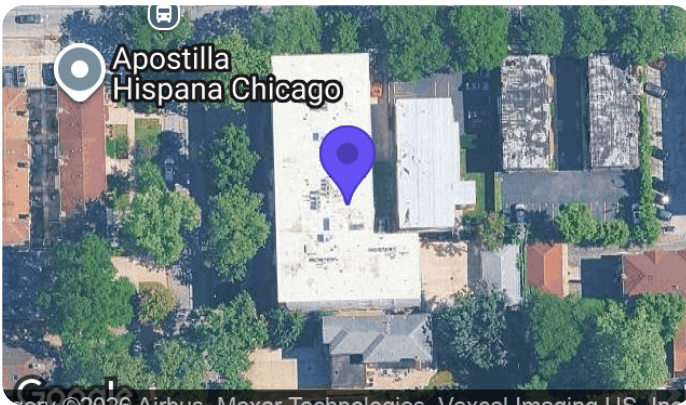
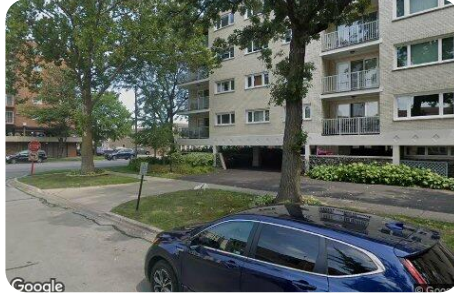
Condominium

RESIDENTIAL

1535 FOREST AVE APT 404

RIVER FOREST, IL 60305

\$413,530 TopHap Estimate · \$203 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,042 ft²

LIVING AREA

0.5 ac

LOT SIZE

1968

YEAR BUILT

VALUATION

\$414K

\$383K low

\$444K high

Last Sale

\$405,000 · Feb 27, 2026

Est. Owner Equity

\$413,530

TAX & ASSESSMENT

Property Tax	\$1,639 (2023)
Assessed Value	\$26,345
Previous Assessed	\$26,344
Assessor Market Value	\$263,450

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	Cook
Lot (acres)	0.50
Heating	None

CLIMATE RISK

75 FLOOD	1 WILDFIRE	66 HEAT	64 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

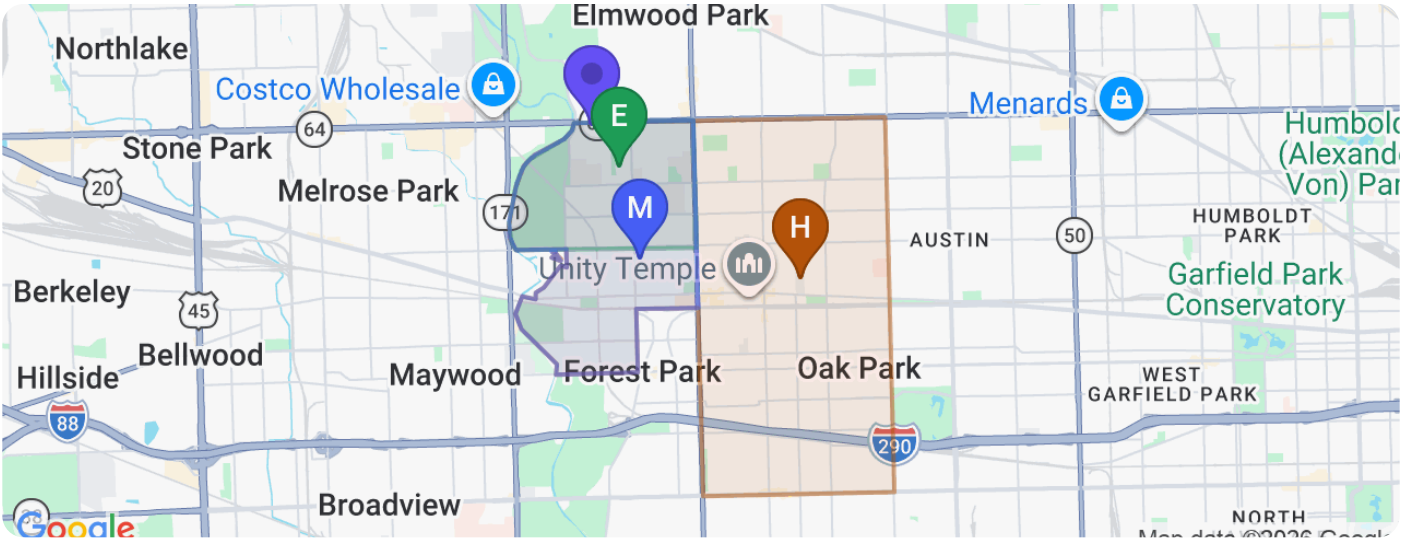
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 25, 2026	Resale	Warranty Deed	\$405,000	\$198	
Jan 22, 2025	Resale	Deed	\$395,000	\$193	
Jul 11, 2006	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.4 mi
Roosevelt School	Middle	5–8	1.1 mi
Oak Park & River Forest High School	High	9–12	2.1 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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