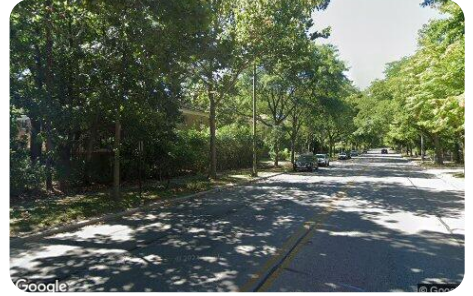


Row House **RESIDENTIAL**

# 426 EDGEWOOD PL

RIVER FOREST, IL 60305

**\$409,941** TopHap Estimate · \$285 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,440 ft<sup>2</sup>**

LIVING AREA

**3,596 ft<sup>2</sup>**

LOT SIZE

**1949**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

## VALUATION

**\$410K**

\$379K low

\$441K high

Est. Owner Equity

**\$309,941**

Loan-to-Value

**25%**

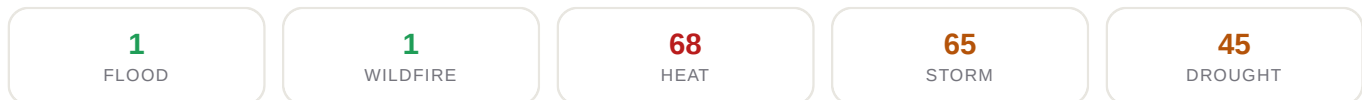
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,948 (2023) |
| Assessed Value        | \$35,000       |
| Previous Assessed     | \$34,999       |
| Assessor Market Value | \$350,000      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Row House                             |
| Style         | Row End Or Row Middle                 |
| County        | Cook                                  |
| Lot (acres)   | 0.08                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Hot Water                             |
| Cooling       | None                                  |
| Fireplace     | Yes                                   |
| Garage        | Garage, Detached                      |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED                 | PRICE | \$/FT <sup>2</sup> | LOAN |
|-------------|-----------|----------------------|-------|--------------------|------|
| Mar 3, 2025 | Financing | Intrafamily Transfer |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Lincoln Elementary School           | Elementary | PK–4   | 0.4 mi   |
| Roosevelt School                    | Middle     | 5–8    | 0.8 mi   |
| Oak Park & River Forest High School | High       | 9–12   | 2.0 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>29</b><br>CRIME INDEX | <b>133</b><br>AIR POLLUTION | <b>11,189</b><br>POPULATION | <b>\$152K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>54%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|