

Townhouse **RESIDENTIAL**

412 EDGEWOOD PL

RIVER FOREST, IL 60305

\$413,371 TopHap Estimate · \$288 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,436 ft²

LIVING AREA

2,706 ft²

LOT SIZE

1949

YEAR BUILT

2

STORIES

6

ROOMS

Pre-foreclosure (LIS)

A foreclosure-related notice has been recorded for this property.

VALUATION

\$413K

\$388K low

\$439K high

Last Sale	\$325,000 · Apr 8, 2019
Est. Owner Equity	\$78,459
Loan-to-Value	83%

TAX & ASSESSMENT

Property Tax	\$9,581 (2023)
Assessed Value	\$35,000
Previous Assessed	\$35,000
Assessor Market Value	\$350,000

PROPERTY FACTS

Property Type	Townhouse
County	COOK
Lot (acres)	0.06
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	No Garage
Pool	No

CLIMATE RISK

1 FLOOD	18 WILDFIRE	68 HEAT	65 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 15, 2019	Resale	Grant Deed	\$325,000	\$226	\$319K
Oct 7, 2009	Quitclaim	Quit Claim Transfer			

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	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

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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