

Single Family Residence **RESIDENTIAL**

522 EDGEWOOD PL

RIVER FOREST, IL 60305

\$1,393,669 TopHap Estimate · \$397 / ft² · confidence 91 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,510 ft²

LIVING AREA

0.34 ac

LOT SIZE

1928

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.5M high

Last Sale

\$525,000 · Aug 31, 2000

Est. Owner Equity

\$893,669

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$28,124 (2023)
Assessed Value	\$102,731
Previous Assessed	\$102,731
Assessor Market Value	\$1,027,310

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.34
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Slate
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

1 FLOOD	7 WILDFIRE	68 HEAT	65 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 31, 2000	Resale	Grant Deed	\$525,000	\$150	\$285K

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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