

Condominium

RESIDENTIAL

13405 FOREST RIDGE DR

PALOS HEIGHTS, IL 60463

\$372,107 TopHap Estimate · \$248 / ft² · confidence 93 · as of Jul 14, 2026



2

BEDS

4

BATHS

1,500 ft²

LIVING AREA

11.21 ac

LOT SIZE

2002

YEAR BUILT

VALUATION

\$372K

\$345K low

\$399K high

Last Sale

\$367,000 · Jan 8, 2026

Est. Owner Equity

\$78,507

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$7,515 (2023)
Assessed Value	\$24,825
Previous Assessed	\$24,824
Assessor Market Value	\$248,250

PROPERTY FACTS

Property Type	Condominium
County	Cook
Lot (acres)	11.21
Heating	None

CLIMATE RISK

10 FLOOD	1 WILDFIRE	72 HEAT	77 STORM	40 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 19, 2025	Resale	Deed	\$367,000	\$245	\$294K
Oct 8, 2020	Quitclaim	Quit Claim Transfer			
Oct 31, 2012	Resale	Grant Deed	\$225,000	\$150	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Alan B. Shepard High School	High	9–12	0.3 mi
Independence Jr High School	Middle	6–8	0.7 mi
Chippewa Elementary School	Elementary	1–3	1.1 mi

District: Palos Heights School District 128

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 60463

61 CRIME INDEX	104 AIR POLLUTION	14,154 POPULATION	\$110K 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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