

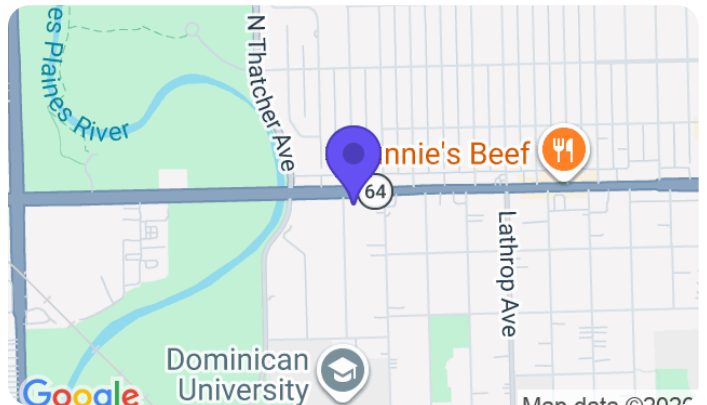
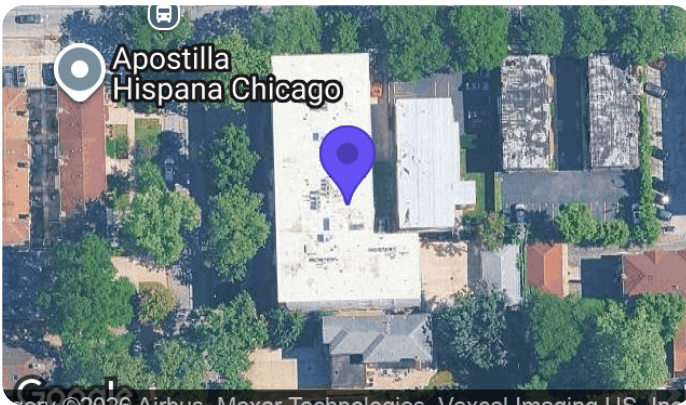
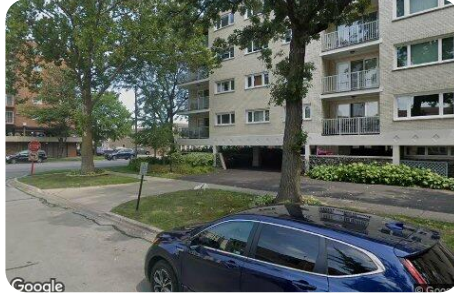
Condominium

RESIDENTIAL

1535 FOREST AVE APT 403

RIVER FOREST, IL 60305

\$303,536 TopHap Estimate · \$149 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,042 ft²

LIVING AREA

0.5 ac

LOT SIZE

1968

YEAR BUILT

6

ROOMS

VALUATION

\$304K

\$285K low

\$322K high

Last Sale

\$275,000 · Jun 16, 2020

Est. Owner Equity

\$83,536

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$1,664 (2023)
Assessed Value	\$26,962
Previous Assessed	\$26,961
Assessor Market Value	\$269,620

PROPERTY FACTS

Property Type	Condominium
Style	Low Rise
County	Cook
Lot (acres)	0.50
Heating	Forced Air
Cooling	Central

CLIMATE RISK

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

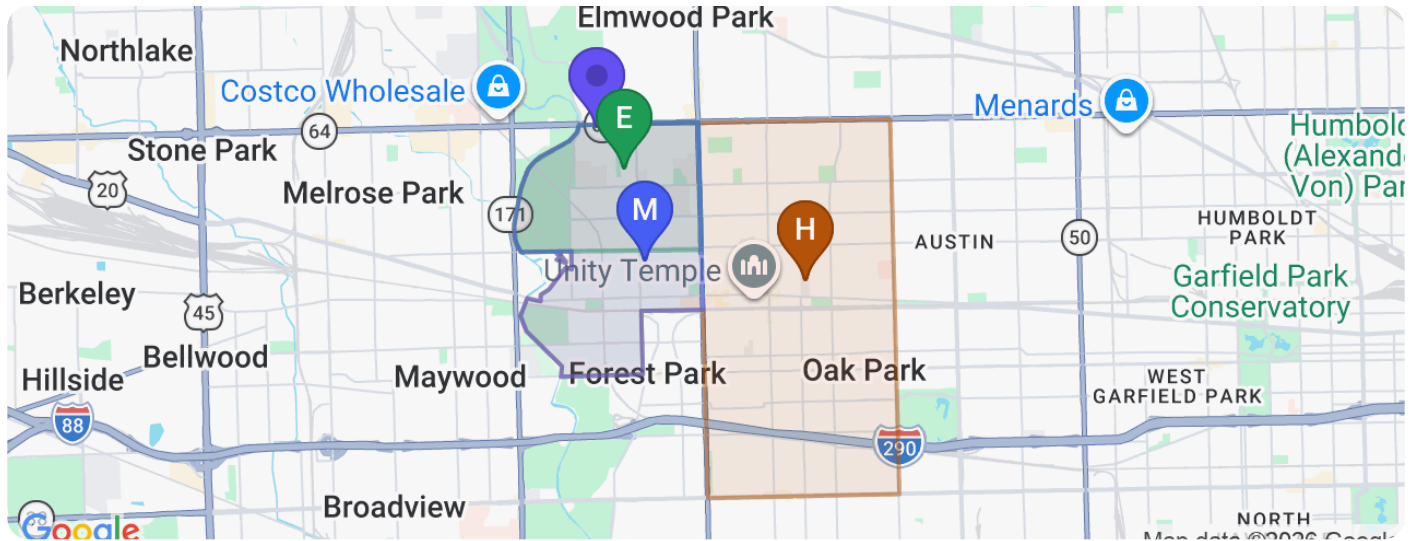
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 15, 2020	Resale	Warranty Deed	\$275,000	\$135	\$220K
Jul 29, 2010	Recorded document	Affidavit Of Death			
Jul 29, 2010	Resale	Warranty Deed	\$219,000	\$107	
Jan 2, 2008	Resale	Grant Deed	\$280,000	\$137	

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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