

Condominium

**RESIDENTIAL**

# 1535 FOREST AVE

RIVER FOREST, IL 60305

**\$319,067** TopHap Estimate · \$156 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**2,042 ft<sup>2</sup>**

LIVING AREA

**0.5 ac**

LOT SIZE

**1968**

YEAR BUILT

**6**

ROOMS

## VALUATION

**\$319K**

**\$296K low**

**\$342K high**

Last Sale

**\$210,000 · Aug 19, 2011**

Est. Owner Equity

**\$161,567**

Loan-to-Value

**48%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,848 (2023) |
| Assessed Value        | \$27,332       |
| Previous Assessed     | \$27,332       |
| Assessor Market Value | \$273,320      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Condominium                      |
| Style         | Condo/Apartment                  |
| County        | COOK                             |
| Lot (acres)   | 0.50                             |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Pool          | No                               |

## CLIMATE RISK

|                    |                      |                   |                    |                      |
|--------------------|----------------------|-------------------|--------------------|----------------------|
| <b>75</b><br>FLOOD | <b>1</b><br>WILDFIRE | <b>66</b><br>HEAT | <b>64</b><br>STORM | <b>45</b><br>DROUGHT |
|--------------------|----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------|-----------|--------|--------|
| Jun 23, 2005 | Recorded document | Grant Deed    |           |        |        |
| Aug 3, 2011  | Resale            | Warranty Deed | \$210,000 | \$103  | \$158K |
| Jun 23, 2005 | Resale            | Grant Deed    | \$283,000 | \$139  | \$214K |
| May 19, 2004 | Recorded document | Grant Deed    |           |        |        |

## 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|