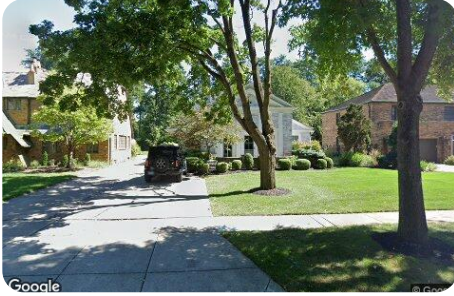


Single Family Residence **RESIDENTIAL**

531 EDGEWOOD PL

RIVER FOREST, IL 60305

\$1,150,819 TopHap Estimate · \$353 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,256 ft²
LIVING AREA

0.29 ac
LOT SIZE

1922

YEAR BUILT

1

STORIES

9

ROOMS

2

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.2M high

Last Sale

\$1,050,000 · Aug 29, 2012

Est. Owner Equity

\$393,819

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$23,242 (2023)
Assessed Value	\$88,214
Previous Assessed	\$88,213
Assessor Market Value	\$882,140

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cook
Lot (acres)	0.29
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

1 FLOOD	1 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
Jul 26, 2012	Resale	Warranty Deed	\$1,050,000	\$322	\$788K
Apr 21, 2006	Resale	Warranty Deed	\$1,310,000	\$402	\$917K
Oct 24, 2003	Quitclaim	Quit Claim Transfer			
Jun 28, 2005	Financing	Trustees Deed			\$100K
Mar 18, 2005	Financing	Trustees Deed			\$80K
Jul 22, 2004	Financing	Trustees Deed			\$650K
Dec 22, 2003	Resale	Grant Deed	\$625,000	\$192	\$350K
Mar 12, 2003	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.4 mi
Roosevelt School	Middle	5–8	0.7 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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