

Condominium

RESIDENTIAL

431 EDGEWOOD PL

RIVER FOREST, IL 60305

\$219,823 TopHap Estimate · \$275 / ft² · confidence 90 · as of Jul 14, 2026



2

BEDS

1

BATHS

800 ft²

LIVING AREA

1.38 ac

LOT SIZE

1954

YEAR BUILT

4

ROOMS

VALUATION

\$220K

\$197K low

\$243K high

Last Sale

\$161,000 · Jun 6, 2005

Est. Owner Equity

\$54,123

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$4,026 (2023)
Assessed Value	\$14,709
Previous Assessed	\$14,707
Assessor Market Value	\$147,090

PROPERTY FACTS

Property Type	Condominium
County	Cook
Lot (acres)	1.38
Heating	Forced Air
Cooling	Central

CLIMATE RISK

1 FLOOD	18 WILDFIRE	68 HEAT	65 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 9, 2012	Quitclaim	Quit Claim Transfer	\$85,000	\$106	
Apr 25, 2012	Non-arms-length	Trustees Deed	\$37,000	\$46	
May 20, 2005	Resale	Warranty Deed	\$161,000	\$201	\$145K
Jan 16, 2001	Resale	Grant Deed	\$103,000	\$129	\$98K

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	Absentee owner
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