

Condominium

**RESIDENTIAL**

# 1535 FOREST AVE APT 405

RIVER FOREST, IL 60305

**\$274,563** TopHap Estimate · \$134 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**2**

BEDS

**2**

BATHS

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

LIVING AREA

**0.5 ac**

LOT SIZE

**1968**

YEAR BUILT

**5**

ROOMS

## VALUATION

**\$275K**

\$261K low

\$288K high

Last Sale

**\$225,000 · Oct 26, 2022**

Est. Owner Equity

**\$23,601**

Loan-to-Value

**94%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,979 (2023) |
| Assessed Value        | \$21,841       |
| Previous Assessed     | \$21,840       |
| Assessor Market Value | \$218,410      |

## PROPERTY FACTS

|               |             |
|---------------|-------------|
| Property Type | Condominium |
| County        | Cook        |
| Lot (acres)   | 0.50        |
| Heating       | Forced Air  |
| Cooling       | Central     |

## 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   |
|--------------|--------|---------------|-----------|--------|--------|
| Sep 1, 2022  | Resale | Warranty Deed | \$225,000 | \$110  | \$221K |
| Jul 28, 2005 | Resale | Warranty Deed | \$240,000 | \$118  |        |
| Apr 20, 2001 | Resale | Grant Deed    | \$158,000 | \$77   | \$142K |

## 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> |
|-----------|-----------------------|