

Single Family Residence **RESIDENTIAL**

1518 ASHLAND AVE

RIVER FOREST, IL 60305

\$893,224 TopHap Estimate · \$413 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,165 ft²

LIVING AREA

0.21 ac

LOT SIZE

1949

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$893K

\$832K low

\$955K high

Last Sale

\$500,000 · Oct 19, 2020

Est. Owner Equity

\$643,225

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$13,688 (2023)
Assessed Value	\$51,370
Previous Assessed	\$50,000
Assessor Market Value	\$513,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Old Style
County	Cook
Lot (acres)	0.21
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

43 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	\$/FT ²	LOAN
May 9, 2026	Financing	Mortgage			\$250K
Aug 22, 2020	Resale	Warranty Deed	\$500,000	\$231	\$374K
Jan 6, 2017	Foreclosure sale	Trustees Deed	\$364,500	\$168	
Oct 20, 2009	Quitclaim	Quit Claim Transfer			
Feb 3, 2006	Resale	Warranty Deed	\$600,000	\$277	\$480K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.3 mi
Roosevelt School	Middle	5–8	1.1 mi

Oak Park & River Forest High School	High	9–12	1.9 mi
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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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