

Single Family Residence **RESIDENTIAL**

1206 ASHLAND AVE

RIVER FOREST, IL 60305

\$1,251,407 TopHap Estimate · \$468 / ft² · confidence 94 · as of Jul 14, 2026

4
BEDS

2
BATHS

2,674 ft²
LIVING AREA

0.23 ac
LOT SIZE

1928
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.3M high

Last Sale

\$879,000 · Oct 8, 2014

Est. Owner Equity

\$607,407

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax

\$23,089 (2023)

Assessed Value

\$87,654

Previous Assessed

\$87,654

Assessor Market Value

\$876,540

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.23
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Tile
Heating	Hot Water
Cooling	Central
Garage	Garage, Attached

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
Jan 23, 2025	Financing	Transfer On Death Deed			
Aug 26, 2024	Financing	Intrafamily Transfer			
Aug 1, 2016	Quitclaim	Quit Claim Transfer			
Sep 13, 2014	Resale	Warranty Deed	\$879,000	\$329	\$747K
Sep 23, 2008	Financing	Affidavit Of Death			\$417K
Sep 23, 2008	Resale	Grant Deed	\$720,000	\$269	
May 15, 2006	Quitclaim	Quit Claim Transfer			
Nov 10, 2006	Resale	Warranty Deed	\$244,000	\$91	
May 15, 2006	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.1 mi
Roosevelt School	Middle	5–8	0.6 mi
Oak Park & River Forest High School	High	9–12	1.7 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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