

Single Family Residence **RESIDENTIAL**

1311 ASHLAND AVE

RIVER FOREST, IL 60305

\$971,020 TopHap Estimate · \$439 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,212 ft²

LIVING AREA

0.21 ac

LOT SIZE

1936

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$971K

\$927K low

\$1M high

Last Sale

\$725,000 · Feb 17, 2021

Est. Owner Equity

\$264,441

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$15,823 (2023)
Assessed Value	\$61,115
Previous Assessed	\$61,115
Assessor Market Value	\$611,150

PROPERTY FACTS

Property Type	Single Family Residence
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	15 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
Dec 5, 2025	Financing	Intrafamily Transfer			
Aug 4, 2020	Resale	Warranty Deed	\$725,000	\$328	\$580K
May 8, 2006	Resale	Grant Deed	\$675,000	\$305	\$375K
Feb 4, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.1 mi
Roosevelt School	Middle	5–8	0.8 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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