

Single Family Residence **RESIDENTIAL**

13 ASHLAND AVE

RIVER FOREST, IL 60305

\$630,111 TopHap Estimate · \$311 / ft² · confidence 80 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,024 ft²

LIVING AREA

0.12 ac

LOT SIZE

1910

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$630K

\$506K low

\$754K high

Last Sale

\$215,000 · Sep 8, 1998

Est. Owner Equity

\$280,111

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$14,696 (2023)
Assessed Value	\$57,001
Previous Assessed	\$56,999
Assessor Market Value	\$570,010

PROPERTY FACTS

Property Type	Single Family Residence
Style	Old Style
County	Cook
Lot (acres)	0.12
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Hot Water
Cooling	None
Garage	Garage, Detached

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
Sep 8, 1998	Resale	Grant Deed	\$215,000	\$106	\$194K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.6 mi
Roosevelt School	Middle	5–8	0.9 mi
Oak Park & River Forest High School	High	9–12	1.6 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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