

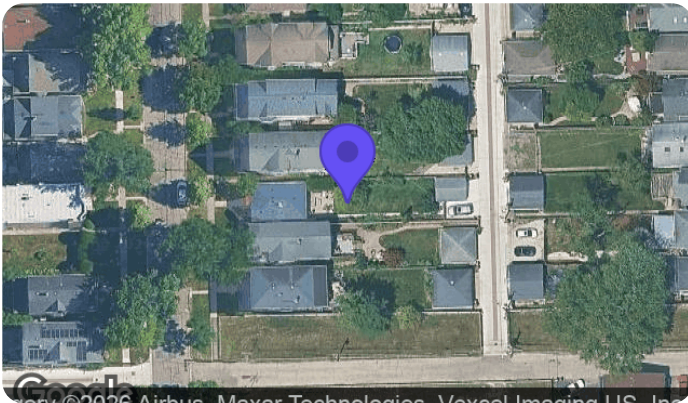
Single Family Residence

RESIDENTIAL

17 ASHLAND AVE

RIVER FOREST, IL 60305

\$580,974 TopHap Estimate · \$672 / ft² · confidence 89 · as of Jul 14, 2026



2

BEDS

1

BATHS

864 ft²

LIVING AREA

0.12 ac

LOT SIZE

1951

YEAR BUILT

1

STORIES

4

ROOMS

1

PARKING

VALUATION

\$581K

\$515K low

\$647K high

Last Sale

\$575,000 · May 15, 2026

Est. Owner Equity

\$305,974

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$9,034 (2023)
Assessed Value	\$33,001
Previous Assessed	\$33,001
Assessor Market Value	\$330,010

PROPERTY FACTS

Property Type	Single Family Residence
County	COOK
Lot (acres)	0.12
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Asphalt
Heating	Yes
Cooling	Central
Garage	Garage, Detached
Pool	No

CLIMATE RISK

1 FLOOD	1 WILDFIRE	68 HEAT	65 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

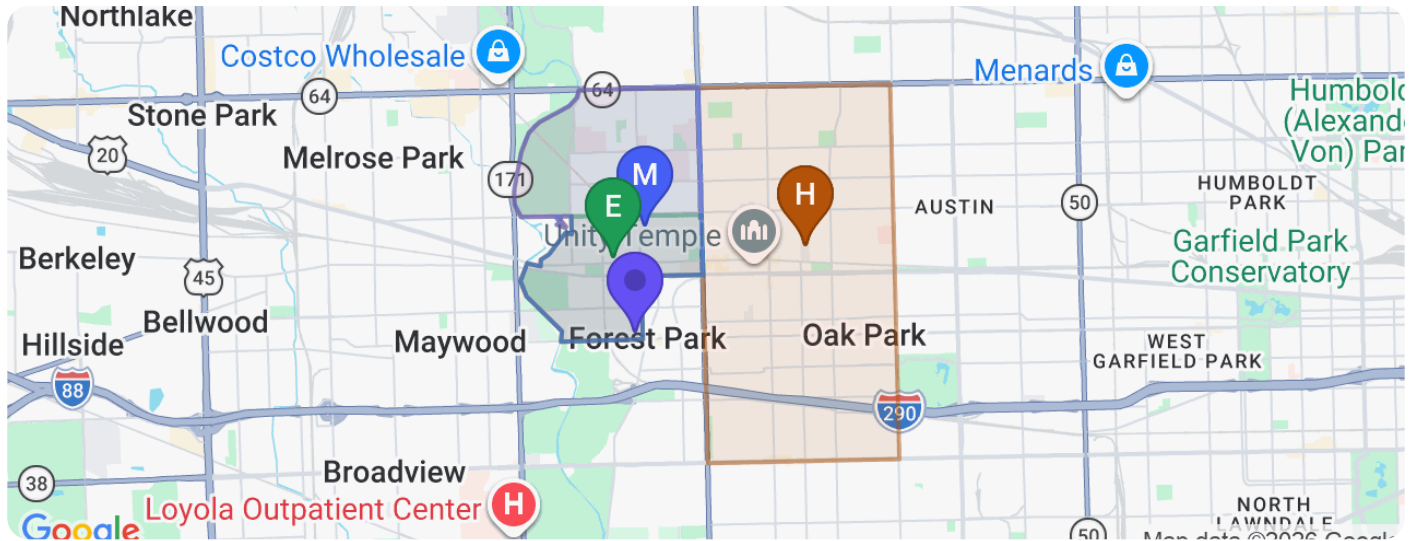
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 21, 2026	Resale	Warranty Deed	\$575,000	\$666	\$275K
Jul 6, 2022	Resale	Warranty Deed	\$332,000	\$384	\$142K

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	1.5 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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