

Single Family Residence **RESIDENTIAL**

25 ASHLAND AVE

RIVER FOREST, IL 60305

\$947,614 TopHap Estimate · \$437 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,170 ft²

LIVING AREA

0.15 ac

LOT SIZE

1906

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$948K

\$845K low

\$1.1M high

Last Sale

\$899,000 · Apr 24, 2025

Est. Owner Equity

\$141,114

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$14,970 (2023)
Assessed Value	\$58,000
Previous Assessed	\$57,999
Assessor Market Value	\$580,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cook
Lot (acres)	0.15
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
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
Mar 10, 2025	Resale	Warranty Deed	\$899,000	\$414	\$807K
Jan 15, 2015	Resale	Warranty Deed	\$570,000	\$263	\$417K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.6 mi
Roosevelt School	Middle	5–8	0.8 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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