

Single Family Residence **RESIDENTIAL**

1047 ASHLAND AVE

RIVER FOREST, IL 60305

\$1,422,300 TopHap Estimate · \$397 / ft² · confidence 96 · as of Jul 14, 2026



6

BEDS

5

BATHS

3,582 ft²

LIVING AREA

0.42 ac

LOT SIZE

1926

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$1.4M

\$1.4M low

\$1.5M high

Last Sale

\$1,125,000 · Jul 24, 2017

Est. Owner Equity

\$540,300

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$33,039 (2023)
Assessed Value	\$124,000
Previous Assessed	\$124,000
Assessor Market Value	\$1,240,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.42
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Tile
Heating	Forced Air
Cooling	None
Fireplace	Yes
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
Feb 24, 2023	Financing	Intrafamily Transfer			
Jul 17, 2017	Resale	Warranty Deed	\$1,125,000	\$314	
Jul 11, 2013	Resale	Warranty Deed	\$11,000,000	\$3071	\$650K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.3 mi
Roosevelt School	Middle	5–8	0.5 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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