

Single Family Residence

RESIDENTIAL

42 ASHLAND AVE

RIVER FOREST, IL 60305

\$654,167 TopHap Estimate · \$415 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,577 ft²

LIVING AREA

0.12 ac

LOT SIZE

1903

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$654K

\$606K low

\$702K high

Last Sale

\$420,000 · Aug 24, 2007

Est. Owner Equity

\$279,067

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$13,875 (2023)
Assessed Value	\$50,001
Previous Assessed	\$53,999
Assessor Market Value	\$500,010

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	Cook
Lot (acres)	0.12
Construction	Frame (Unspecified)
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
Aug 14, 2007	Resale	Warranty Deed	\$420,000	\$266	\$336K
Sep 29, 2006	Resale	Warranty Deed	\$340,000	\$216	

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	1.6 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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