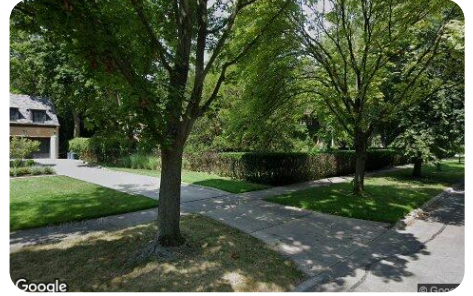


Single Family Residence **RESIDENTIAL**

830 ASHLAND AVE

RIVER FOREST, IL 60305

\$2,492,035 TopHap Estimate · \$419 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

6

BATHS

5,948 ft²

LIVING AREA

0.42 ac

LOT SIZE

1937

YEAR BUILT

2

STORIES

14

ROOMS

2

PARKING

VALUATION

\$2.5M

\$2.3M low

\$2.6M high

Last Sale

\$1,720,000 · Jun 14, 2022

Est. Owner Equity

\$1,116,035

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$40,378 (2023)
Assessed Value	\$147,493
Previous Assessed	\$147,493
Assessor Market Value	\$1,474,930

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cook
Lot (acres)	0.42
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Slate
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

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
Jun 7, 2022	Resale	Warranty Deed	\$1,720,000	\$289	\$1.4M
Sep 1, 2011	Resale	Warranty Deed	\$1,525,000	\$256	\$1.1M
Jun 18, 2003	Quitclaim	Quit Claim Transfer			
Mar 10, 2003	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roosevelt School	Middle	5–8	0.2 mi
Willard Elementary School	Elementary	PK–4	0.6 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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