

Single Family Residence **RESIDENTIAL**

551 ASHLAND AVE

RIVER FOREST, IL 60305

\$786,165 TopHap Estimate · \$409 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,920 ft²

LIVING AREA

0.18 ac

LOT SIZE

1923

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$786K

\$750K low

\$823K high

Last Sale

\$435,000 · Aug 9, 2013

Est. Owner Equity

\$438,165

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$14,338 (2023)
Assessed Value	\$55,690
Previous Assessed	\$55,690
Assessor Market Value	\$556,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Old Style
County	Cook
Lot (acres)	0.18
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Hot Water
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
Jul 22, 2013	Resale	Grant Deed	\$435,000	\$227	\$348K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.2 mi
Roosevelt School	Middle	5–8	0.2 mi
Oak Park & River Forest High School	High	9–12	1.4 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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