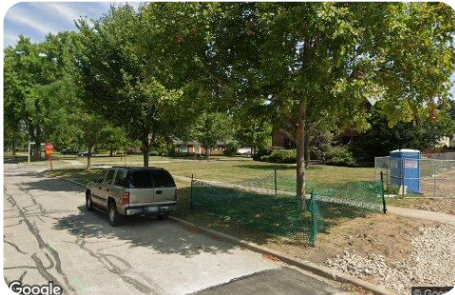


Residential - Vacant Land

RESIDENTIAL

1447 ASHLAND AVE
RIVER FOREST, IL 60305



0.21 ac
LOT SIZE

VALUATION

Last Sale \$2,100,000 · Sep 8, 2025

TAX & ASSESSMENT

Property Tax	\$3,778 (2023)
Assessed Value	\$13,801
Previous Assessed	\$13,801
Assessor Market Value	\$138,010

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Cook
Lot (acres)	0.21
Heating	None

CLIMATE RISK

33 FLOOD	1 WILDFIRE	66 HEAT	64 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 3, 2025	Resale	Warranty Deed	\$2,100,000		\$1.7M
Jan 30, 2024	Resale	Warranty Deed	\$450,000		\$506K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.2 mi
Roosevelt School	Middle	5–8	1.0 mi
Oak Park & River Forest High School	High	9–12	1.8 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	Absentee owner
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