

Single Family Residence **RESIDENTIAL**

1407 ASHLAND AVE

RIVER FOREST, IL 60305

\$1,845,286 TopHap Estimate · \$362 / ft² · confidence 98 · as of Jul 14, 2026



6

BEDS

5.5

BATHS

5,091 ft²

LIVING AREA

0.52 ac

LOT SIZE

1964

YEAR BUILT

1

STORIES

12

ROOMS

3

PARKING

VALUATION

\$1.8M

\$1.8M low

\$1.9M high

Est. Owner Equity

\$1,845,286

TAX & ASSESSMENT

Property Tax	\$38,513 (2023)
Assessed Value	\$144,000
Previous Assessed	\$144,000
Assessor Market Value	\$1,440,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	COOK
Lot (acres)	0.52
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Asphalt
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	4 WILDFIRE	68 HEAT	65 STORM	45 DROUGHT
------------	---------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 23, 2021	Resale	Warranty Deed	\$1,500,000	\$295	
Aug 3, 2009	Quitclaim	Quit Claim Transfer			
Jun 5, 2001	Resale	Grant Deed	\$1,200,000	\$236	\$600K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.1 mi
Roosevelt School	Middle	5–8	0.9 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------