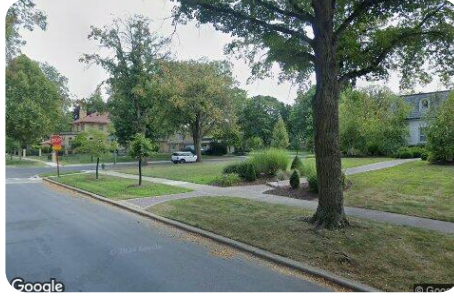


Single Family Residence **RESIDENTIAL**

1048 ASHLAND AVE

RIVER FOREST, IL 60305

\$1,617,587 TopHap Estimate · \$431 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,751 ft²

LIVING AREA

0.42 ac

LOT SIZE

1926

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$1.6M

\$1.5M low

\$1.7M high

Last Sale

\$1,100,000 · Nov 19, 2014

Est. Owner Equity

\$636,780

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$32,697 (2023)
Assessed Value	\$122,751
Previous Assessed	\$122,751
Assessor Market Value	\$1,227,510

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
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
Aug 11, 2014	Resale	Grant Deed	\$1,100,000	\$293	\$880K
Dec 3, 1997	Resale	Grant Deed	\$673,000	\$179	\$650K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.3 mi
Roosevelt School	Middle	5–8	0.5 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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