

Single Family Residence **RESIDENTIAL**

1001 ASHLAND AVE

RIVER FOREST, IL 60305

\$2,104,825 TopHap Estimate · \$430 / ft² · confidence 96 · as of Jul 14, 2026



6

BEDS

4

BATHS

4,894 ft²

LIVING AREA

0.42 ac

LOT SIZE

1937

YEAR BUILT

2

STORIES

12

ROOMS

2

PARKING

VALUATION

\$2.1M

\$2M low

\$2.2M high

Last Sale

\$1,375,000 · Aug 13, 2018

Est. Owner Equity

\$449,825

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$40,705 (2023)
Assessed Value	\$152,004
Previous Assessed	\$152,004
Assessor Market Value	\$1,520,040

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.42
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Slate
Heating	Hot Water
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 7, 2018	Resale	Warranty Deed	\$1,375,000	\$281	\$1.2M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.4 mi
Roosevelt School	Middle	5–8	0.4 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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