

Condominium

RESIDENTIAL

407 ASHLAND AVE

RIVER FOREST, IL 60305

\$340,000 TopHap Estimate · \$162 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,100 ft²

LIVING AREA

1.14 ac

LOT SIZE

1971

YEAR BUILT

VALUATION

\$340K

\$322K low

\$358K high

Last Sale

\$340,000 · Jan 5, 2026

Est. Owner Equity

\$68,000

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$6,385 (2023)
Assessed Value	\$26,638
Previous Assessed	\$26,638
Assessor Market Value	\$266,380

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	COOK
Pool	No

CLIMATE RISK

38
FLOOD

1
WILDFIRE

68
HEAT

65
STORM

45
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 19, 2025	Resale	Deed	\$340,000	\$162	\$272K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.2 mi
Roosevelt School	Middle	5–8	0.4 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	Absentee owner
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