

Condominium

**RESIDENTIAL**

# 407 ASHLAND AVE

RIVER FOREST, IL 60305

**\$455,413** TopHap Estimate · \$195 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**2,333 ft<sup>2</sup>**

LIVING AREA

**1.14 ac**

LOT SIZE

**1971**

YEAR BUILT

## VALUATION

**\$455K**

\$407K low

\$503K high

Last Sale

**\$449,500 · May 19, 2026**

Est. Owner Equity

**\$100,213**

Loan-to-Value

**79%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,469 (2023) |
| Assessed Value        | \$29,598       |
| Previous Assessed     | \$29,598       |
| Assessor Market Value | \$295,980      |

## PROPERTY FACTS

|               |                 |
|---------------|-----------------|
| Property Type | Condominium     |
| Style         | Condo/Apartment |
| County        | COOK            |
| Pool          | No              |

## CLIMATE RISK

|             |               |            |             |               |
|-------------|---------------|------------|-------------|---------------|
| 38<br>FLOOD | 1<br>WILDFIRE | 68<br>HEAT | 65<br>STORM | 45<br>DROUGHT |
|-------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------|-----------|--------------------|--------|
| May 14, 2026 | Financing | Mortgage      |           |                    | \$355K |
| May 8, 2026  | Resale    | Warranty Deed | \$449,500 | \$193              |        |
| Jun 16, 2020 | Resale    | Warranty Deed | \$272,000 | \$117              |        |
| May 14, 2013 | Resale    | Grant Deed    | \$202,000 | \$87               | \$158K |
| Jun 26, 2003 | Resale    | Grant Deed    | \$289,000 | \$124              |        |

## 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>29</b><br>CRIME INDEX | <b>133</b><br>AIR POLLUTION | <b>11,189</b><br>POPULATION | <b>\$152K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>54%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|