

Single Family Residence **RESIDENTIAL**

814 ASHLAND AVE

RIVER FOREST, IL 60305

\$2,350,326 TopHap Estimate · \$381 / ft² · confidence 95 · as of Jul 14, 2026



6

BEDS

6

BATHS

6,173 ft²

LIVING AREA

0.81 ac

LOT SIZE

1924

YEAR BUILT

2

STORIES

11

ROOMS

3

PARKING

VALUATION

\$2.4M

\$2.2M low

\$2.5M high

Est. Owner Equity

\$2,350,326

TAX & ASSESSMENT

Property Tax	\$54,077 (2023)
Assessed Value	\$185,616
Previous Assessed	\$203,503
Assessor Market Value	\$1,856,160

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cook
Lot (acres)	0.81
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Cooling	None
Fireplace	Yes
Garage	Garage, Detached

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
Jan 11, 2024	Financing	Deed			
Aug 12, 2004	Financing	Mortgage			\$1.5M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roosevelt School	Middle	5–8	0.2 mi
Willard Elementary School	Elementary	PK–4	0.6 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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