

Single Family Residence **RESIDENTIAL**

1534 ASHLAND AVE

RIVER FOREST, IL 60305

\$1,192,296 TopHap Estimate · \$337 / ft² · confidence 90 · as of Jul 14, 2026

5

BEDS

3

BATHS

3,538 ft²

LIVING AREA

0.27 ac

LOT SIZE

1946

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$372,000 · May 5, 1998

Est. Owner Equity

\$907,296

Loan-to-Value

22%

TAX & ASSESSMENT

Property Tax

\$25,099 (2023)

Assessed Value

\$95,000

Previous Assessed

\$94,999

Assessor Market Value

\$950,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.27
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

28 FLOOD	1 WILDFIRE	66 HEAT	64 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 5, 1998	Resale	Grant Deed	\$372,000	\$105	\$335K
May 4, 1998	Recorded document	Trustees Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.3 mi
Roosevelt School	Middle	5–8	1.1 mi
Oak Park & River Forest High School	High	9–12	1.9 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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