

Condominium

**RESIDENTIAL**

# 1540 ASHLAND AVE

RIVER FOREST, IL 60305

**\$210,220** TopHap Estimate · \$210 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**1,000 ft<sup>2</sup>**

LIVING AREA

**0.3 ac**

LOT SIZE

**1949**

YEAR BUILT

## VALUATION

**\$210K**

\$196K low

\$225K high

Last Sale

**\$62,000 · May 9, 2013**

Est. Owner Equity

**\$210,220**

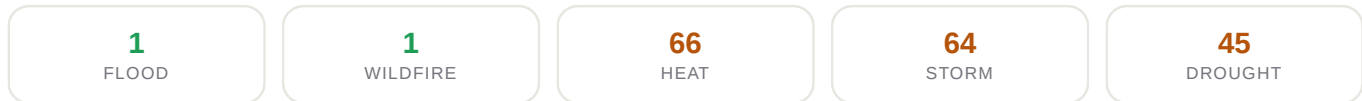
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,467 (2023) |
| Assessed Value        | \$16,318       |
| Previous Assessed     | \$16,318       |
| Assessor Market Value | \$163,180      |

## PROPERTY FACTS

|               |                 |
|---------------|-----------------|
| Property Type | Condominium     |
| Style         | Condo/Apartment |
| County        | Cook            |
| Lot (acres)   | 0.30            |
| Heating       | None            |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE    | \$/FT² | LOAN |
|--------------|--------|---------------|----------|--------|------|
| Apr 20, 2013 | Resale | Warranty Deed | \$62,000 | \$62   |      |

## 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <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.