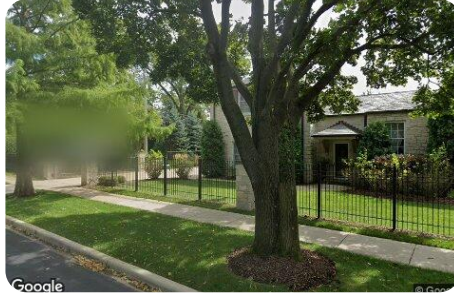


Single Family Residence **RESIDENTIAL**

1345 ASHLAND AVE

RIVER FOREST, IL 60305

\$1,838,236 TopHap Estimate · \$360 / ft² · confidence 93 · as of Jul 14, 2026



8

BEDS

4

BATHS

5,105 ft²

LIVING AREA

0.33 ac

LOT SIZE

1937

YEAR BUILT

2

STORIES

11

ROOMS

4

PARKING

VALUATION

\$1.8M

\$1.7M low

\$2M high

Last Sale

\$475,000 · Oct 15, 1997

Est. Owner Equity

\$0

Loan-to-Value

117%

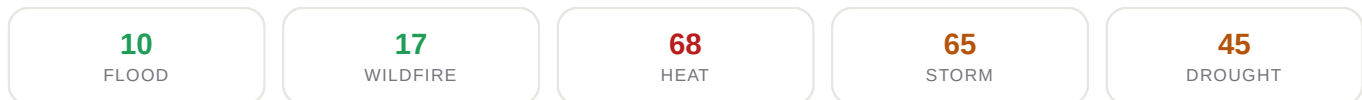
TAX & ASSESSMENT

Property Tax	\$35,912 (2023)
Assessed Value	\$134,497
Previous Assessed	\$134,497
Assessor Market Value	\$1,344,970

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cook
Lot (acres)	0.33
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Slate
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 23, 2008	Financing	Trustees Deed			\$1.2M
Oct 16, 1997	Resale	Trustees Deed	\$475,000	\$93	\$380K
Oct 15, 1997	Quitclaim	Quit Claim Transfer	\$475,000	\$93	\$380K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.1 mi
Roosevelt School	Middle	5–8	0.8 mi
Oak Park & River Forest High School	High	9–12	1.8 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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