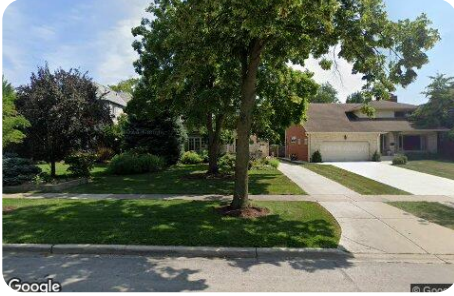


Single Family Residence **RESIDENTIAL**

1335 ASHLAND AVE

RIVER FOREST, IL 60305

\$1,446,612 TopHap Estimate · \$406 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

4

BATHS

3,560 ft²

LIVING AREA

0.21 ac

LOT SIZE

1939

YEAR BUILT

2

STORIES

11

ROOMS

2

PARKING

VALUATION

\$1.4M

\$1.4M low

\$1.5M high

Last Sale

\$850,000 · Jul 20, 2015

Est. Owner Equity

\$951,612

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$25,788 (2023)
Assessed Value	\$100,167
Previous Assessed	\$100,167
Assessor Market Value	\$1,001,670

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.21
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Slate
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK

41 FLOOD	17 WILDFIRE	68 HEAT	65 STORM	45 DROUGHT
-------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 12, 2015	Quitclaim	Quit Claim Transfer			
Jun 26, 2015	Resale	Warranty Deed	\$850,000	\$239	\$550K
Dec 12, 2001	Resale	Grant Deed	\$698,000	\$196	\$400K

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	1.7 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------