

Single Family Residence **RESIDENTIAL**

1331 ASHLAND AVE

RIVER FOREST, IL 60305

\$1,078,295 TopHap Estimate · \$379 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

4

BATHS

2,845 ft²

LIVING AREA

0.21 ac

LOT SIZE

1956

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.1M

\$1M low

\$1.1M high

Last Sale

\$415,000 · Jul 14, 1998

Est. Owner Equity

\$762,295

Loan-to-Value

30%

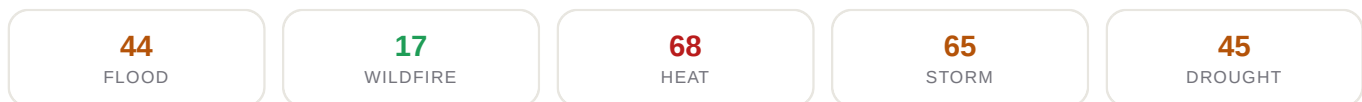
TAX & ASSESSMENT

Property Tax	\$22,052 (2023)
Assessed Value	\$86,519
Previous Assessed	\$86,519
Assessor Market Value	\$865,190

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cook
Lot (acres)	0.21
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
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
May 7, 2018	Quitclaim	Quit Claim Transfer			
Jul 14, 1998	Resale	Grant Deed	\$415,000	\$146	\$332K

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

OWNERSHIP

Occupancy	Owner occupied
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