

Single Family Residence **RESIDENTIAL**

1215 ASHLAND AVE

RIVER FOREST, IL 60305

\$1,679,924 TopHap Estimate · \$458 / ft² · confidence 93 · as of Jul 14, 2026



5

BEDS

4

BATHS

3,671 ft²

LIVING AREA

0.21 ac

LOT SIZE

1957

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.7M

\$1.6M low

\$1.8M high

Last Sale

\$1,625,000 · Jul 28, 2025

Est. Owner Equity

\$379,924

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$25,539 (2023)
Assessed Value	\$96,606
Previous Assessed	\$96,605
Assessor Market Value	\$966,060

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cook
Lot (acres)	0.21
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

1 FLOOD	1 WILDFIRE	68 HEAT	65 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 7, 2025	Resale	Warranty Deed	\$1,625,000	\$443	\$1.3M
Jun 14, 2017	Resale	Warranty Deed	\$1,220,000	\$332	\$1.1M
Feb 29, 2016	Resale	Warranty Deed	\$455,000	\$124	
Feb 24, 2014	Quitclaim	Quit Claim Transfer			
Nov 7, 2003	Recorded document	Grant Deed			
Oct 8, 2002	Recorded document	Grant Deed			
Sep 30, 1998	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.1 mi
Roosevelt School	Middle	5–8	0.7 mi
Oak Park & River Forest High School	High	9–12	1.6 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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