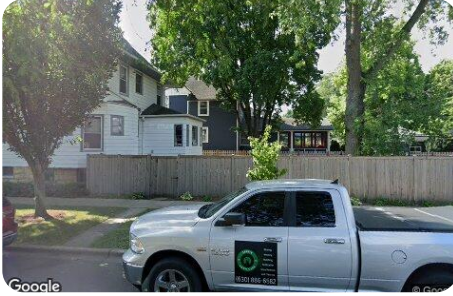


Single Family Residence **RESIDENTIAL**

628 ASHLAND AVE

RIVER FOREST, IL 60305

\$1,235,217 TopHap Estimate · \$412 / ft² · confidence 96 · as of Jul 14, 2026



7

BEDS

4

BATHS

2,995 ft²

LIVING AREA

0.18 ac

LOT SIZE

1892

YEAR BUILT

2

STORIES

12

ROOMS

2

PARKING

VALUATION

\$1.2M

\$1.2M low

\$1.3M high

Last Sale

\$860,000 · Oct 15, 2020

Est. Owner Equity

\$625,217

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$22,909 (2023)
Assessed Value	\$87,000
Previous Assessed	\$87,000
Assessor Market Value	\$870,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.18
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
Aug 8, 2020	Resale	Warranty Deed	\$1,290,000	\$431	\$510K
Sep 12, 2005	Financing	Trustees Deed			\$100K
Jan 26, 2005	Financing	Trustees Deed			\$50K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roosevelt School	Middle	5–8	0.1 mi
Lincoln Elementary School	Elementary	PK–4	0.2 mi
Oak Park & River Forest High School	High	9–12	1.4 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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