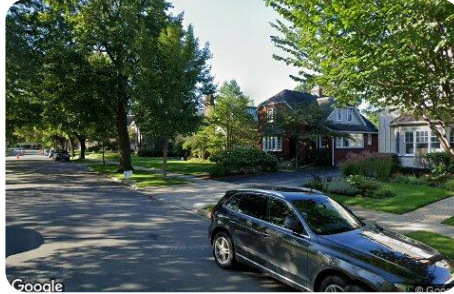
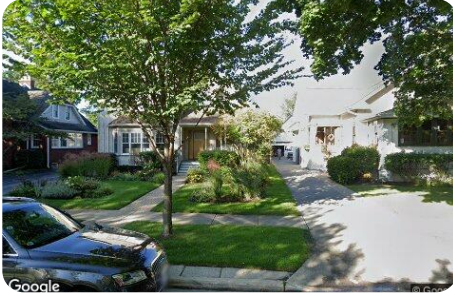


Single Family Residence **RESIDENTIAL**

# 538 ASHLAND AVE

RIVER FOREST, IL 60305

**\$821,313** TopHap Estimate · \$290 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,836 ft<sup>2</sup>**

LIVING AREA

**3,925 ft<sup>2</sup>**

LOT SIZE

**1995**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$821K**

\$771K low

\$871K high

Last Sale

**\$283,000 · Oct 1, 2005**

Est. Owner Equity

**\$526,313**

Loan-to-Value

**38%**

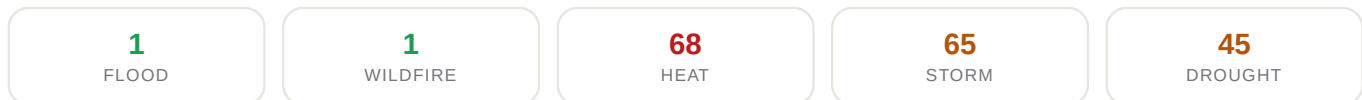
## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$10,770 (2023) |
| Assessed Value        | \$41,001        |
| Previous Assessed     | \$40,999        |
| Assessor Market Value | \$410,010       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Split Level             |
| County        | Cook                    |
| Lot (acres)   | 0.09                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Detached        |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Lincoln Elementary School           | Elementary | PK–4   | 0.1 mi   |
| Roosevelt School                    | Middle     | 5–8    | 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>29</b><br>CRIME INDEX | <b>133</b><br>AIR POLLUTION | <b>11,189</b><br>POPULATION | <b>\$152K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>54%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|