

Single Family Residence **RESIDENTIAL**

213 ASHLAND AVE

RIVER FOREST, IL 60305

\$1,020,906 TopHap Estimate · \$521 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,961 ft²

LIVING AREA

0.15 ac

LOT SIZE

1922

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$1M

\$968K low

\$1.1M high

Last Sale

\$1,000,000 · Jan 15, 2026

Est. Owner Equity

\$220,906

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$12,602 (2023)
Assessed Value	\$52,000
Previous Assessed	\$51,999
Assessor Market Value	\$520,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cook
Lot (acres)	0.15
Roof	Composition Shingle
Heating	Forced Air
Cooling	None
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
Nov 12, 2025	Resale	Warranty Deed	\$1,000,000	\$510	\$800K
Jan 23, 2023	Resale	Deed	\$301,500	\$154	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.4 mi
Roosevelt School	Middle	5–8	0.6 mi
Oak Park & River Forest High School	High	9–12	1.5 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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