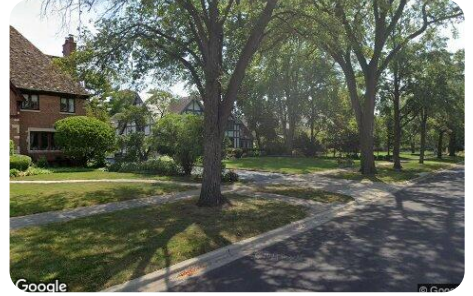


Single Family Residence **RESIDENTIAL**

1123 ASHLAND AVE

RIVER FOREST, IL 60305

\$1,988,805 TopHap Estimate · \$392 / ft² · confidence 90 · as of Jul 14, 2026



6

BEDS

4.5

BATHS

5,074 ft²

LIVING AREA

0.42 ac

LOT SIZE

1927

YEAR BUILT

2

STORIES

12

ROOMS

2

PARKING

VALUATION

\$2M

\$1.8M low

\$2.2M high

Last Sale

\$1,912,500 · May 22, 2025

Est. Owner Equity

\$1,988,805

TAX & ASSESSMENT

Property Tax	\$37,256 (2023)
Assessed Value	\$130,511
Previous Assessed	\$142,056
Assessor Market Value	\$1,305,110

PROPERTY FACTS

Property Type	Single Family Residence
County	COOK
Lot (acres)	0.42
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Tile
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

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
May 2, 2025	Resale	Deed	\$1,912,500	\$377	
Oct 17, 2015	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.2 mi
Roosevelt School	Middle	5–8	0.5 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	Absentee owner
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