

Single Family Residence **RESIDENTIAL**

# 1507 ASHLAND AVE

RIVER FOREST, IL 60305

**\$856,028** TopHap Estimate · \$371 / ft<sup>2</sup> · confidence 83 · as of Jul 14, 2026



**5**

BEDS

**2.5**

BATHS

**2,305 ft<sup>2</sup>**

LIVING AREA

**0.21 ac**

LOT SIZE

**1954**

YEAR BUILT

**1**

STORIES

**10**

ROOMS

**2**

PARKING

## VALUATION

**\$856K**

\$710K low

\$1M high

Est. Owner Equity

**\$856,028**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$16,267 (2023) |
| Assessed Value        | \$63,013        |
| Previous Assessed     | \$65,387        |
| Assessor Market Value | \$630,130       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | COOK                    |
| Lot (acres)   | 0.21                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Yes                     |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## CLIMATE RISK

46  
FLOOD

1  
WILDFIRE

66  
HEAT

64  
STORM

45  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED | PRICE | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|------|-------|--------------------|------|
| Jun 24, 2026 | Financing | Deed |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Willard Elementary School           | Elementary | PK–4   | 0.3 mi   |
| Roosevelt School                    | Middle     | 5–8    | 1.0 mi   |
| Oak Park & River Forest High School | High       | 9–12   | 1.9 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> |
|-----------|-----------------------|