

Single Family Residence **RESIDENTIAL**

526 ASHLAND AVE

RIVER FOREST, IL 60305

\$1,190,062 TopHap Estimate · \$365 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

4

BATHS

3,264 ft²

LIVING AREA

0.36 ac

LOT SIZE

1905

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$700,000 · Aug 10, 2021

Est. Owner Equity

\$972,262

Loan-to-Value

18%

TAX & ASSESSMENT

Property Tax	\$21,540 (2023)
Assessed Value	\$82,000
Previous Assessed	\$81,999
Assessor Market Value	\$820,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.36
Construction	Frame (Unspecified)
Roof	Roll Tar & Gravel
Heating	Forced Air
Cooling	Central
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
Jul 30, 2021	Resale	Warranty Deed	\$700,000	\$214	\$144K
Apr 17, 2020	Resale	Warranty Deed	\$560,000	\$172	\$504K
Mar 10, 2020	Recorded document	One Of Committee, Strict Fore-closure, Sheriff, Or Redemption Deeds			
Mar 1, 2006	Financing	Trustees Deed			\$830K
Jun 21, 2005	Financing	Grant Deed			\$340K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.1 mi
Roosevelt School	Middle	5–8	0.3 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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