

Single Family Residence **RESIDENTIAL**

633 ASHLAND AVE

RIVER FOREST, IL 60305

\$1,007,103 TopHap Estimate · \$357 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

1

BATHS

2,819 ft²

LIVING AREA

0.18 ac

LOT SIZE

1929

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$1M

\$963K low

\$1.1M high

Last Sale

\$773,000 · Nov 18, 2020

Est. Owner Equity

\$141,716

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$19,428 (2023)
Assessed Value	\$74,281
Previous Assessed	\$74,281
Assessor Market Value	\$742,810

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.18
Roof	Tile
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

1 FLOOD	1 WILDFIRE	68 HEAT	65 STORM	45 DROUGHT
------------	---------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 6, 2024	Financing	Intrafamily Transfer			
Oct 22, 2020	Resale	Grant Deed	\$773,000	\$274	\$510K
Oct 22, 2019	Quitclaim	Quit Claim Transfer			
Nov 17, 1998	Resale	Grant Deed	\$330,000	\$117	

ASSIGNED SCHOOLS

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

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------