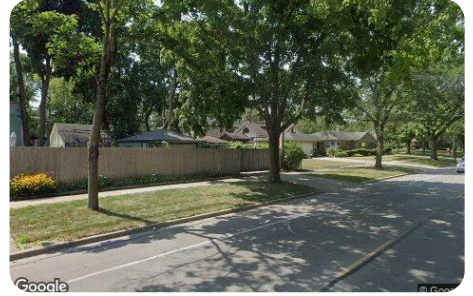


Single Family Residence **RESIDENTIAL**

752 ASHLAND AVE

RIVER FOREST, IL 60305

\$803,457 TopHap Estimate · \$409 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,964 ft²

LIVING AREA

0.24 ac

LOT SIZE

1914

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$803K

\$777K low

\$830K high

Last Sale

\$575,000 · Nov 18, 2020

Est. Owner Equity

\$314,707

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$13,606 (2023)
Assessed Value	\$53,017
Previous Assessed	\$53,016
Assessor Market Value	\$530,170

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cook
Lot (acres)	0.24
Roof	Composition Shingle
Heating	Hot Water
Cooling	None
Fireplace	Yes
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 22, 2020	Resale	Grant Deed	\$575,000	\$293	\$489K
Feb 28, 2019	Quitclaim	Quit Claim Transfer			
Mar 28, 2018	Resale	Warranty Deed	\$550,000	\$280	\$440K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roosevelt School	Middle	5–8	0.2 mi
Lincoln Elementary School	Elementary	PK–4	0.4 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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