

Single Family Residence **RESIDENTIAL**

726 ASHLAND AVE

RIVER FOREST, IL 60305

\$1,162,380 TopHap Estimate · \$399 / ft² · confidence 89 · as of Jun 23, 2026



4

BEDS

4

BATHS

2,912 ft²

LIVING AREA

0.18 ac

LOT SIZE

1918

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.2M

\$1M low

\$1.3M high

Last Sale

\$399,000 · Apr 1, 2012

Est. Owner Equity

\$580,380

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$21,210 (2023)
Assessed Value	\$80,792
Previous Assessed	\$80,792
Assessor Market Value	\$807,920

PROPERTY FACTS

Property Type	Single Family Residence
Style	Two Family
County	Cook
Lot (acres)	0.18
Roof	Composition Shingle
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
Apr 14, 2012	Resale	Warranty Deed	\$399,000	\$137	\$319K
Jun 6, 2011	Quitclaim	Quit Claim Transfer			

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

OWNERSHIP

Occupancy	Owner occupied
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