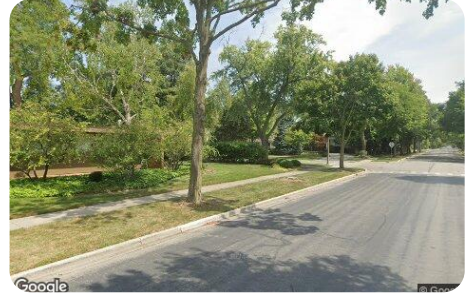


Single Family Residence **RESIDENTIAL**

1400 ASHLAND AVE

RIVER FOREST, IL 60305

\$923,696 TopHap Estimate · \$298 / ft² · confidence 89 · as of Jul 14, 2026



5
BEDS

3
BATHS

3,102 ft²
LIVING AREA

0.21 ac
LOT SIZE

1956
YEAR BUILT

1
STORIES

8
ROOMS

2
PARKING

VALUATION

\$924K

\$821K low

\$1M high

Est. Owner Equity

\$645,696

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$13,108 (2023)
Assessed Value	\$51,759
Previous Assessed	\$51,759
Assessor Market Value	\$517,590

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cook
Lot (acres)	0.21
Construction	Frame (Unspecified)
Roof	Roll Tar & Gravel
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK

10 FLOOD	13 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
Nov 13, 2012	Quitclaim	Quit Claim Transfer			
Jan 3, 2011	Quitclaim	Quit Claim Transfer			\$166K
Apr 17, 2007	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.1 mi
Roosevelt School	Middle	5–8	0.9 mi
Oak Park & River Forest High School	High	9–12	1.8 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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