

Single Family Residence **RESIDENTIAL**

625 ASHLAND AVE

RIVER FOREST, IL 60305

\$1,006,744 TopHap Estimate · \$382 / ft² · confidence 94 · as of Jul 14, 2026



5
BEDS

2
BATHS

2,637 ft²
LIVING AREA

0.18 ac
LOT SIZE

1897
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$1M

\$945K low

\$1.1M high

Last Sale

\$720,000 · Nov 20, 2020

Est. Owner Equity

\$365,216

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$19,898 (2023)
Assessed Value	\$76,000
Previous Assessed	\$76,000
Assessor Market Value	\$760,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.18
Construction	Frame (Unspecified)
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
Oct 3, 2020	Resale	Warranty Deed	\$720,000	\$273	\$504K
May 25, 2005	Resale	Warranty Deed	\$690,000	\$262	\$480K
Nov 16, 2004	Recorded document	Grant Deed			

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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