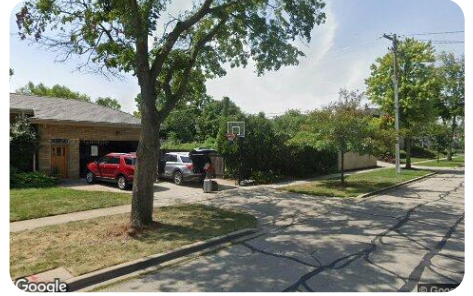


Single Family Residence **RESIDENTIAL**

1446 ASHLAND AVE

RIVER FOREST, IL 60305

\$1,235,224 TopHap Estimate · \$335 / ft² · confidence 90 · as of Jul 14, 2026



6

BEDS

4

BATHS

3,683 ft²

LIVING AREA

0.21 ac

LOT SIZE

1948

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.4M high

Last Sale

\$1,079,000 · Nov 24, 2020

Est. Owner Equity

\$1,235,224

TAX & ASSESSMENT

Property Tax	\$14,109 (2023)
Assessed Value	\$51,539
Previous Assessed	\$51,538
Assessor Market Value	\$515,390

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.21
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Slate
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK

38 FLOOD	1 WILDFIRE	66 HEAT	64 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 29, 2020	Resale	Warranty Deed	\$79,000	\$21	\$809K
Jun 22, 1999	Resale	Grant Deed	\$683,000	\$185	\$400K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.2 mi
Roosevelt School	Middle	5–8	1.0 mi
Oak Park & River Forest High School	High	9–12	1.9 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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