

Single Family Residence **RESIDENTIAL**

1431 ASHLAND AVE

RIVER FOREST, IL 60305

\$1,856,958 TopHap Estimate · \$333 / ft² · confidence 92 · as of Jul 14, 2026



5

BEDS

4

BATHS

5,572 ft²

LIVING AREA

0.41 ac

LOT SIZE

1925

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$1.9M

\$1.7M low

\$2M high

Est. Owner Equity

\$1,231,958

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$36,152 (2023)
Assessed Value	\$135,375
Previous Assessed	\$135,374
Assessor Market Value	\$1,353,750

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cook
Lot (acres)	0.41
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Tile
Heating	Hot Water
Cooling	None
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

10
FLOOD

1
WILDFIRE

68
HEAT

65
STORM

45
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 2, 2020	Financing	Warranty Deed			\$625K
Aug 19, 2016	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.2 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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