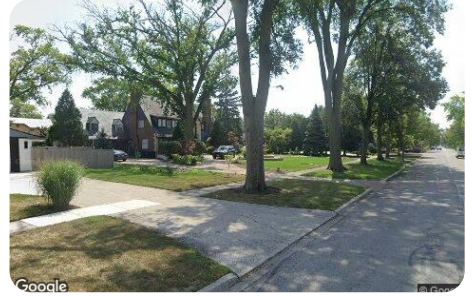


Single Family Residence **RESIDENTIAL**

1425 ASHLAND AVE

RIVER FOREST, IL 60305

\$1,121,425 TopHap Estimate · \$374 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

3

BATHS

3,002 ft²

LIVING AREA

0.42 ac

LOT SIZE

1959

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.1M

\$983K low

\$1.3M high

Last Sale

\$1,050,000 · Aug 2, 2024

Est. Owner Equity

\$1,121,425

TAX & ASSESSMENT

Property Tax	\$22,174 (2023)
Assessed Value	\$81,000
Previous Assessed	\$80,999
Assessor Market Value	\$810,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cook
Lot (acres)	0.42
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

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
Jul 19, 2024	Resale	Warranty Deed	\$1,050,000	\$350	
Sep 9, 2021	Resale	Warranty Deed	\$694,000	\$231	\$625K
Jun 15, 2012	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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