

Single Family Residence **RESIDENTIAL**

1412 ASHLAND AVE

RIVER FOREST, IL 60305

\$1,114,118 TopHap Estimate · \$314 / ft² · confidence 89 · as of Jul 14, 2026

6

BEDS

3

BATHS

3,550 ft²

LIVING AREA

0.21 ac

LOT SIZE

1956

YEAR BUILT

1

STORIES

9

ROOMS

2

PARKING

VALUATION

\$1.1M

\$986K low

\$1.2M high

Last Sale

\$850,000 · Sep 8, 2025

Est. Owner Equity

\$1,114,118

TAX & ASSESSMENT

Property Tax

\$11,913 (2023)

Assessed Value

\$46,500

Previous Assessed

\$46,499

Assessor Market Value

\$465,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cook
Lot (acres)	0.21
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Hot Water
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
Aug 29, 2025	Resale	Deed	\$850,000	\$239	\$675K

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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