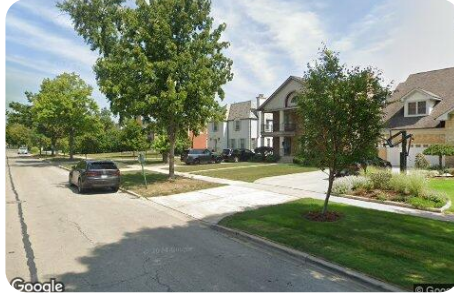


Single Family Residence **RESIDENTIAL**

1303 ASHLAND AVE

RIVER FOREST, IL 60305

\$1,698,664 TopHap Estimate · \$262 / ft² · confidence 95 · as of Jul 14, 2026



6

BEDS

4

BATHS

6,475 ft²

LIVING AREA

0.34 ac

LOT SIZE

1954

YEAR BUILT

2

STORIES

11

ROOMS

2

PARKING

VALUATION

\$1.7M

\$1.6M low

\$1.8M high

Last Sale

\$1,250,000 · May 13, 2021

Est. Owner Equity

\$636,164

Loan-to-Value

57%

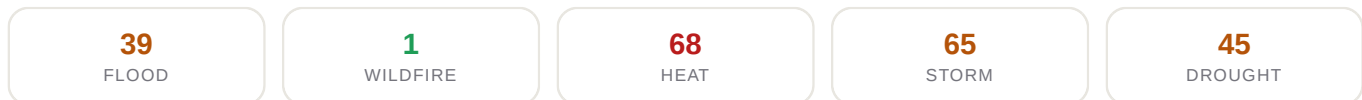
TAX & ASSESSMENT

Property Tax	\$37,778 (2023)
Assessed Value	\$138,000
Previous Assessed	\$138,000
Assessor Market Value	\$1,380,000

PROPERTY FACTS

Property Type	Single Family Residence
County	COOK
Lot (acres)	0.34
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 26, 2021	Resale	Warranty Deed	\$1,250,000	\$193	\$1.1M
May 1, 2001	Non-arms-length	Grant Deed	\$465,000	\$72	
May 1, 2001	Financing	Grant Deed			\$372K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.0 mi
Roosevelt School	Middle	5–8	0.8 mi
Oak Park & River Forest High School	High	9–12	1.7 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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