

Single Family Residence **RESIDENTIAL**

1105 ASHLAND AVE

RIVER FOREST, IL 60305

\$1,996,809 TopHap Estimate · \$451 / ft² · confidence 94 · as of Jul 14, 2026



6

BEDS

3

BATHS

4,424 ft²

LIVING AREA

0.42 ac

LOT SIZE

1930

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$2M

\$1.9M low

\$2.1M high

Est. Owner Equity

\$1,579,809

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$34,722 (2023)
Assessed Value	\$126,836
Previous Assessed	\$126,835
Assessor Market Value	\$1,268,360

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.42
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Slate
Heating	Hot Water
Cooling	None
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
Jun 4, 2015	Recorded document	Warranty Deed			
Apr 1, 2015	Financing	Grant Deed			\$417K
Sep 19, 2008	Recorded document	Warranty Deed			
Jul 27, 2006	Financing	Deed			\$400K
Feb 21, 2006	Resale	Grant Deed	\$167,000	\$38	\$134K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.3 mi
Roosevelt School	Middle	5–8	0.5 mi
Oak Park & River Forest High School	High	9–12	1.6 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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