

Single Family Residence

RESIDENTIAL

40 ASHLAND AVE

RIVER FOREST, IL 60305

\$623,214 TopHap Estimate · \$398 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,567 ft²

LIVING AREA

0.12 ac

LOT SIZE

1900

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$623K

\$603K low

\$643K high

Last Sale

\$527,000 · Apr 9, 2021

Est. Owner Equity

\$148,914

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$13,054 (2023)
Assessed Value	\$51,001
Previous Assessed	\$50,999
Assessor Market Value	\$510,010

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	Cook
Lot (acres)	0.12
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Detached

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
Mar 25, 2021	Resale	Warranty Deed	\$527,000	\$336	\$474K
Aug 15, 2003	Resale	Grant Deed	\$385,000	\$246	\$308K
May 4, 2000	Resale	Grant Deed	\$285,000	\$182	\$257K
Oct 14, 1997	Resale	Grant Deed	\$207,500	\$132	\$130K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.6 mi
Roosevelt School	Middle	5–8	0.8 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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