

Single Family Residence **RESIDENTIAL**

1323 ASHLAND AVE

RIVER FOREST, IL 60305

\$811,008 TopHap Estimate · \$399 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,035 ft²

LIVING AREA

0.21 ac

LOT SIZE

1927

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$811K

\$753K low

\$869K high

Last Sale

\$609,000 · Jun 23, 2021

Est. Owner Equity

\$811,008

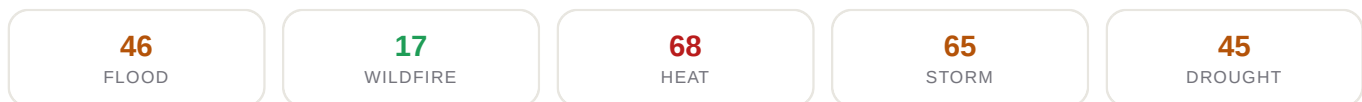
TAX & ASSESSMENT

Property Tax	\$18,803 (2023)
Assessed Value	\$68,685
Previous Assessed	\$68,685
Assessor Market Value	\$686,850

PROPERTY FACTS

Property Type	Single Family Residence
Style	Old Style
County	Cook
Lot (acres)	0.21
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 9, 2026	Financing	Intrafamily Transfer			
Mar 9, 2026	Financing	Affidavit Of Death Of Joint Tenant			
Jun 17, 2021	Resale	Warranty Deed	\$609,000	\$299	\$487K
Nov 16, 2005	Financing	Grant Deed			\$488K
Nov 21, 2005	Resale	Grant Deed	\$610,000	\$300	
May 16, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK-4	0.1 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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