

Single Family Residence **RESIDENTIAL**

1523 ASHLAND AVE

RIVER FOREST, IL 60305

\$865,465 TopHap Estimate · \$412 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,099 ft²

LIVING AREA

0.21 ac

LOT SIZE

1952

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$865K

\$813K low

\$918K high

Last Sale

\$562,500 · Jun 11, 2003

Est. Owner Equity

\$675,465

Loan-to-Value

22%

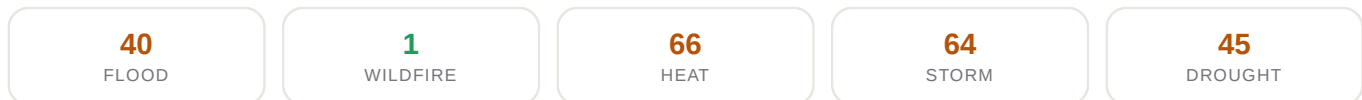
TAX & ASSESSMENT

Property Tax	\$17,160 (2023)
Assessed Value	\$66,000
Previous Assessed	\$65,999
Assessor Market Value	\$660,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Old Style
County	Cook
Lot (acres)	0.21
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 11, 2003	Resale	Grant Deed	\$843,750	\$402	\$225K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.3 mi
Roosevelt School	Middle	5–8	1.1 mi
Oak Park & River Forest High School	High	9–12	1.9 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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