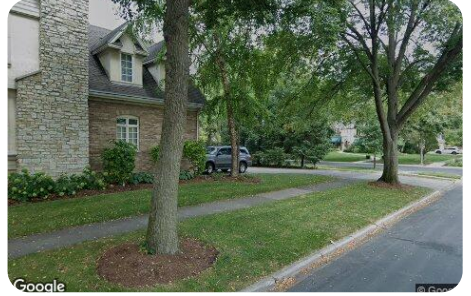


Single Family Residence **RESIDENTIAL**

1100 ASHLAND AVE

RIVER FOREST, IL 60305

\$1,768,973 TopHap Estimate · \$393 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

4

BATHS

4,505 ft²

LIVING AREA

0.21 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

10

ROOMS

3

PARKING

VALUATION

\$1.8M

\$1.7M low

\$1.8M high

Last Sale

\$1,275,000 · Aug 9, 2013

Est. Owner Equity

\$1,351,973

Loan-to-Value

23%

TAX & ASSESSMENT

Property Tax	\$33,909 (2023)
Assessed Value	\$127,179
Previous Assessed	\$127,179
Assessor Market Value	\$1,271,790

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cook
Lot (acres)	0.21
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
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
Jul 26, 2013	Resale	Warranty Deed	\$1,275,000	\$283	
Feb 1, 2005	Resale	Warranty Deed	\$1,410,000	\$313	\$900K
Jan 12, 2005	Quitclaim	Quit Claim Transfer			
Dec 4, 2003	Financing	Trustees Deed			\$970K
Apr 30, 2002	Resale	Grant Deed	\$425,000	\$94	\$340K
Nov 5, 2001	Non-arms-length	Grant Deed	\$315,000	\$70	

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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