

Single Family Residence **RESIDENTIAL**

118 ASHLAND AVE

RIVER FOREST, IL 60305

\$1,067,648 TopHap Estimate · \$400 / ft² · confidence 92 · as of Jul 14, 2026



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3

BEDS

2

BATHS

2,672 ft²

LIVING AREA

0.22 ac

LOT SIZE

1903

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$1.1M

\$987K low

\$1.1M high

Last Sale

\$829,000 · May 17, 2022

Est. Owner Equity

\$321,548

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$21,627 (2023)
Assessed Value	\$79,000
Previous Assessed	\$78,999
Assessor Market Value	\$790,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cook
Lot (acres)	0.22
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
May 2, 2022	Resale	Warranty Deed	\$829,000	\$310	\$746K
Mar 18, 2020	Resale	Grant Deed	\$718,000	\$269	\$574K
Aug 11, 2006	Quitclaim	Quit Claim Transfer			
Dec 22, 2004	Quitclaim	Quit Claim Transfer			\$640K
Nov 26, 2002	Financing	Trustees Deed			\$680K
Mar 20, 2002	Resale	Grant Deed	\$430,000	\$161	\$430K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.5 mi
Roosevelt School	Middle	5–8	0.8 mi

Oak Park & River Forest High School

High

9–12

1.5 mi

District: Oak Park and River Forest District 200



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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

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Owner occupied