

Single Family Residence **RESIDENTIAL**

304 ASHLAND AVE

RIVER FOREST, IL 60305

\$650,807 TopHap Estimate · \$357 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,823 ft²

LIVING AREA

0.15 ac

LOT SIZE

1956

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$651K

\$622K low

\$680K high

Est. Owner Equity

\$0

Loan-to-Value

129%

TAX & ASSESSMENT

Property Tax	\$13,601 (2023)
Assessed Value	\$53,000
Previous Assessed	\$52,999
Assessor Market Value	\$530,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cook
Lot (acres)	0.15
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
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
Sep 25, 2003	Financing	Grant Deed			\$482K
Apr 16, 2002	Resale	Grant Deed	\$537,500	\$295	\$350K
Feb 26, 2001	Financing	Grant Deed			\$125K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln 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	1.5 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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