

Single Family Residence **RESIDENTIAL**

133 ASHLAND AVE

RIVER FOREST, IL 60305

\$828,519 TopHap Estimate · \$334 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,482 ft²

LIVING AREA

0.19 ac

LOT SIZE

1893

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$829K

\$775K low

\$882K high

Last Sale

\$820,000 · Apr 8, 2026

Est. Owner Equity

\$172,519

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$14,696 (2023)
Assessed Value	\$67,269
Previous Assessed	\$57,000
Assessor Market Value	\$672,690

PROPERTY FACTS

Property Type	Single Family Residence
County	COOK
Lot (acres)	0.18
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Yes
Cooling	Central
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	1 WILDFIRE	68 HEAT	65 STORM	45 DROUGHT
------------	---------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 30, 2026	Resale	Warranty Deed	\$820,000	\$330	\$656K
Mar 30, 2026	Resale	Warranty Deed	\$820,000	\$330	\$656K
Aug 15, 2002	Resale	Grant Deed	\$321,000	\$129	\$200K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.5 mi
Roosevelt School	Middle	5–8	0.7 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------