

Single Family Residence **RESIDENTIAL**

# 138 ASHLAND AVE

RIVER FOREST, IL 60305

**\$889,000** TopHap Estimate · \$857 / ft² · confidence 92 · as of Jul 14, 2026



**3**

BEDS

**1.5**

BATHS

**1,037 ft²**

LIVING AREA

**0.18 ac**

LOT SIZE

**1917**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**1**

PARKING

## VALUATION

**\$889K**

\$818K low

\$960K high

Last Sale

**\$598,000 · Sep 30, 2016**

Est. Owner Equity

**\$0**

Loan-to-Value

**187%**

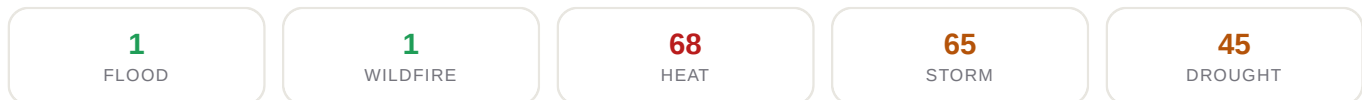
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$9,906 (2023) |
| Assessed Value        | \$36,186       |
| Previous Assessed     | \$36,186       |
| Assessor Market Value | \$361,860      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | Bungalow                              |
| County        | COOK                                  |
| Lot (acres)   | 0.18                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Asphalt                               |
| Heating       | Hot Water                             |
| Cooling       | Yes                                   |
| Garage        | Garage, Detached                      |
| Pool          | No                                    |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-----------|--------------------|--------|
| Sep 22, 2016 | Resale | Warranty Deed | \$598,000 | \$577              | \$598K |
| Aug 16, 2001 | Resale | Grant Deed    | \$303,000 | \$292              |        |

## 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>29</b><br>CRIME INDEX | <b>133</b><br>AIR POLLUTION | <b>11,189</b><br>POPULATION | <b>\$152K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>54%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|