

Single Family Residence **RESIDENTIAL**

302 ASHLAND AVE

RIVER FOREST, IL 60305

\$867,402 TopHap Estimate · \$452 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,917 ft²

LIVING AREA

0.19 ac

LOT SIZE

1921

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$867K

\$789K low

\$945K high

Last Sale

\$700,000 · Sep 13, 2022

Est. Owner Equity

\$220,202

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$17,520 (2023)
Assessed Value	\$64,000
Previous Assessed	\$63,999
Assessor Market Value	\$640,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cook
Lot (acres)	0.19
Roof	Composition Shingle
Heating	Hot Water
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 2, 2022	Resale	Warranty Deed	\$700,000	\$365	\$647K
Mar 30, 2022	Financing	Intrafamily Transfer			\$508K
Feb 1, 2021	Financing	Intrafamily Transfer			
May 1, 2009	Resale	Warranty Deed	\$519,000	\$271	\$364K
May 10, 2005	Quitclaim	Quit Claim Transfer			
Jun 11, 2001	Quitclaim	Quit Claim Transfer			\$275K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.3 mi
Roosevelt School	Middle	5–8	0.6 mi

Oak Park & River Forest High School	High	9–12	1.5 mi
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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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