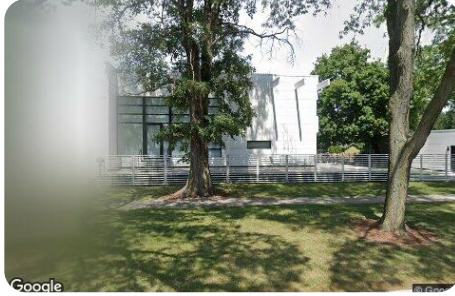


Single Family Residence **RESIDENTIAL**

203 FRANKLIN AVE

RIVER FOREST, IL 60305

\$1,116,340 TopHap Estimate · \$348 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,208 ft²

LIVING AREA

0.2 ac

LOT SIZE

2018

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.1M

\$1M low

\$1.2M high

Last Sale

\$180,000 · Feb 27, 2015

Est. Owner Equity

\$500,840

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$26,468 (2023)
Assessed Value	\$100,000
Previous Assessed	\$100,000
Assessor Market Value	\$1,000,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Old Style
County	Cook
Lot (acres)	0.20
Construction	Masonry/Concrete Masonry Units (Cmus)
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
Jan 18, 2022	Quitclaim	Quit Claim Transfer			
Aug 16, 2017	Financing	Trustees Deed			\$480K
Feb 23, 2015	Resale	Warranty Deed	\$180,000	\$56	
Aug 4, 2014	Resale	Grant Deed	\$40,000	\$12	
May 7, 2014	Recorded document	Grant Deed			
Jan 27, 2006	Financing	Trustees Deed			\$279K
Dec 1, 1997	Quitclaim	Quit Claim Transfer			\$251K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK-4	0.4 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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