

Single Family Residence **RESIDENTIAL**

214 FRANKLIN AVE

RIVER FOREST, IL 60305

\$813,310 TopHap Estimate · \$368 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,212 ft²

LIVING AREA

0.18 ac

LOT SIZE

1908

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$813K

\$782K low

\$844K high

Last Sale

\$430,000 · Mar 5, 2010

Est. Owner Equity

\$453,310

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$15,002 (2023)
Assessed Value	\$58,116
Previous Assessed	\$58,115
Assessor Market Value	\$581,160

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cook
Lot (acres)	0.18
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
Feb 12, 2010	Resale	Grant Deed	\$430,000	\$194	\$330K

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	1.6 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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