

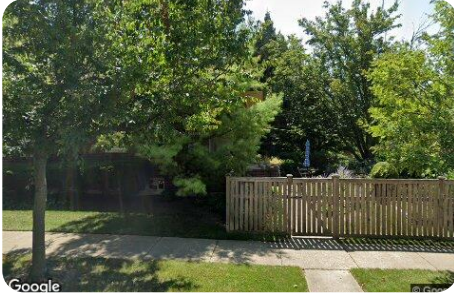
Single Family Residence

RESIDENTIAL

46 FRANKLIN AVE

RIVER FOREST, IL 60305

\$908,402 TopHap Estimate · \$379 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,399 ft²

LIVING AREA

0.17 ac

LOT SIZE

1918

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$908K

\$816K low

\$1M high

Last Sale

\$637,000 · Oct 16, 2007

Est. Owner Equity

\$908,402

TAX & ASSESSMENT

Property Tax	\$16,160 (2023)
Assessed Value	\$65,000
Previous Assessed	\$64,999
Assessor Market Value	\$650,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cook
Lot (acres)	0.17
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Hot Water
Cooling	None
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 24, 2007	Resale	Warranty Deed	\$637,000	\$266	
Oct 12, 2001	Resale	Grant Deed	\$475,000	\$198	\$380K
Jun 12, 2000	Resale	Grant Deed	\$275,000	\$115	\$206K
Sep 14, 1999	Financing	Grant Deed			\$102K
Nov 17, 1997	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.5 mi
Roosevelt School	Middle	5–8	0.8 mi

Oak Park & River Forest High School	High	9–12	1.6 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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