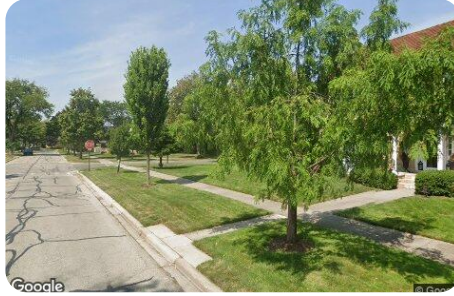


Single Family Residence **RESIDENTIAL**

1501 FRANKLIN AVE

RIVER FOREST, IL 60305

\$1,503,863 TopHap Estimate · \$496 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,032 ft²

LIVING AREA

0.31 ac

LOT SIZE

1941

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$1.5M

\$1.4M low

\$1.6M high

Last Sale

\$1,500,000 · Jun 26, 2026

Est. Owner Equity

\$603,863

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$22,629 (2023)
Assessed Value	\$88,628
Previous Assessed	\$88,628
Assessor Market Value	\$886,280

PROPERTY FACTS

Property Type	Single Family Residence
County	COOK
Lot (acres)	0.31
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Slate
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

CLIMATE RISK

45 FLOOD	1 WILDFIRE	66 HEAT	64 STORM	45 DROUGHT
-------------	---------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 23, 2026	Resale	Warranty Deed	\$1,500,000	\$495	\$900K
Jul 21, 2023	Resale	Warranty Deed	\$1,250,000	\$412	\$1000K
Aug 14, 2008	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.3 mi
Roosevelt School	Middle	5–8	1.0 mi
Oak Park & River Forest High School	High	9–12	1.9 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------