

Single Family Residence **RESIDENTIAL**

1252 FRANKLIN AVE

RIVER FOREST, IL 60305

\$1,501,968 TopHap Estimate · \$414 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

3,630 ft²

LIVING AREA

0.23 ac

LOT SIZE

1949

YEAR BUILT

2

STORIES

10

ROOMS

1

PARKING

VALUATION

\$1.5M

\$1.4M low

\$1.6M high

Last Sale

\$720,000 · May 10, 2012

Est. Owner Equity

\$1,086,968

Loan-to-Value

27%

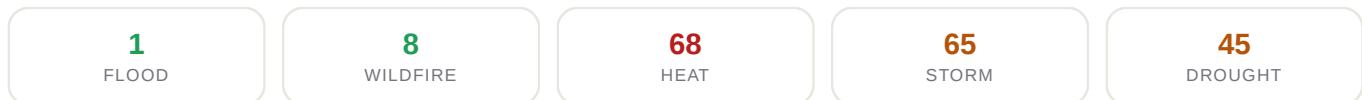
TAX & ASSESSMENT

Property Tax	\$25,647 (2023)
Assessed Value	\$97,000
Previous Assessed	\$96,999
Assessor Market Value	\$970,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.23
Construction	Frame (Unspecified)
Foundation	Raised (Unspecified)
Roof	Composition Shingle
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 19, 2013	Quitclaim	Quit Claim Transfer			
Mar 30, 2012	Resale	Warranty Deed	\$720,000	\$198	\$417K
Sep 8, 1999	Resale	Grant Deed	\$560,000	\$154	\$392K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.1 mi
Roosevelt School	Middle	5–8	0.8 mi
Oak Park & River Forest High School	High	9–12	1.8 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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