

Single Family Residence **RESIDENTIAL**

1207 FRANKLIN AVE

RIVER FOREST, IL 60305

\$1,035,729 TopHap Estimate · \$425 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,436 ft²

LIVING AREA

0.25 ac

LOT SIZE

1949

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1M

\$972K low

\$1.1M high

Last Sale

\$940,000 · Nov 1, 2022

Est. Owner Equity

\$1,035,729

TAX & ASSESSMENT

Property Tax	\$19,539 (2023)
Assessed Value	\$71,373
Previous Assessed	\$71,372
Assessor Market Value	\$713,730

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.25
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

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
Oct 17, 2022	Resale	Warranty Deed	\$940,000	\$386	
Mar 15, 2013	Resale	Grant Deed	\$495,000	\$203	\$371K
Sep 29, 2008	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.1 mi
Roosevelt School	Middle	5–8	0.7 mi
Oak Park & River Forest High School	High	9–12	1.7 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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