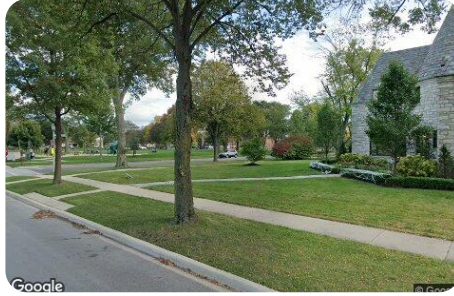


Single Family Residence **RESIDENTIAL**

1346 FRANKLIN AVE

RIVER FOREST, IL 60305

\$1,845,681 TopHap Estimate · \$436 / ft² · confidence 95 · as of Jul 14, 2026



6

BEDS

6

BATHS

4,230 ft²

LIVING AREA

0.33 ac

LOT SIZE

1942

YEAR BUILT

2

STORIES

11

ROOMS

2

PARKING

VALUATION

\$1.8M

\$1.8M low

\$1.9M high

Est. Owner Equity

\$797,438

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$32,752 (2023)
Assessed Value	\$122,952
Previous Assessed	\$122,952
Assessor Market Value	\$1,229,520

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.33
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Slate
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK

45
FLOOD

5
WILDFIRE

68
HEAT

65
STORM

45
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 7, 2018	Non-arms-length	Grant Deed	\$1,200,000	\$284	\$960K
Jan 14, 2013	Non-arms-length	Grant Deed	\$950,000	\$225	
Sep 5, 2006	Quitclaim	Quit Claim Transfer			
Jan 28, 1998	Foreclosure sale	Trustees Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.1 mi
Roosevelt School	Middle	5–8	0.9 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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