

Single Family Residence **RESIDENTIAL**

1318 FRANKLIN AVE

RIVER FOREST, IL 60305

\$1,007,954 TopHap Estimate · \$355 / ft² · confidence 92 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,837 ft²

LIVING AREA

0.21 ac

LOT SIZE

1942

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$1M

\$932K low

\$1.1M high

Last Sale

\$975,000 · Jul 31, 2025

Est. Owner Equity

\$319,954

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$19,596 (2023)
Assessed Value	\$77,548
Previous Assessed	\$77,548
Assessor Market Value	\$775,480

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.21
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

31 FLOOD	16 WILDFIRE	68 HEAT	65 STORM	45 DROUGHT
-------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 24, 2025	Resale	Warranty Deed	\$975,000	\$344	\$683K
Feb 26, 2024	Financing	Deed			

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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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