

Single Family Residence **RESIDENTIAL**

1338 FRANKLIN AVE

RIVER FOREST, IL 60305

\$1,240,629 TopHap Estimate · \$405 / ft² · confidence 93 · as of Jul 14, 2026



5
BEDS

2
BATHS

3,060 ft²
LIVING AREA

0.29 ac
LOT SIZE

1953
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$1.2M

\$1.2M low

\$1.3M high

Last Sale

\$800,000 · Dec 7, 2012

Est. Owner Equity

\$1,240,629

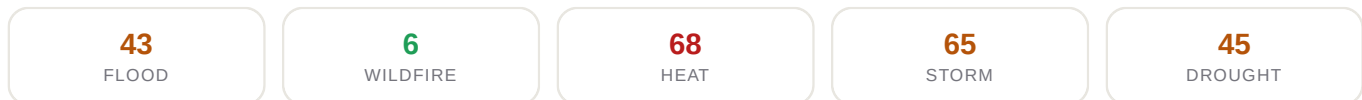
TAX & ASSESSMENT

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

PROPERTY FACTS

Property Type	Single Family Residence
County	COOK
Lot (acres)	0.29
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Asphalt
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 19, 2026	Quitclaim	Quit Claim Transfer			
Nov 27, 2012	Resale	Warranty Deed	\$800,000	\$261	\$640K
Sep 28, 1999	Quitclaim	Quit Claim Transfer	\$204,500	\$67	

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	1.8 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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