

Single Family Residence

RESIDENTIAL

1246 FRANKLIN AVE

RIVER FOREST, IL 60305

\$749,343

TopHap Estimate · \$396 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,892 ft²

LIVING AREA

0.23 ac

LOT SIZE

1952

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$749K

\$715K low

\$784K high

Last Sale

\$279,000 · Nov 30, 1995

Est. Owner Equity

\$402,593

Loan-to-Value

48%

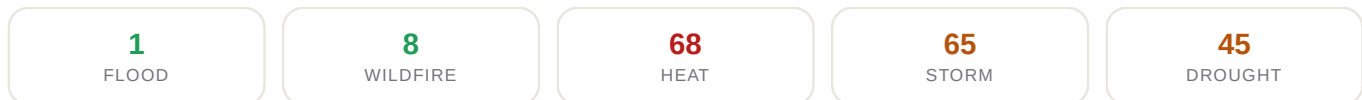
TAX & ASSESSMENT

Property Tax	\$16,750 (2023)
Assessed Value	\$67,154
Previous Assessed	\$67,154
Assessor Market Value	\$671,540

PROPERTY FACTS

Property Type	Single Family Residence
Style	Old Style
County	Cook
Lot (acres)	0.23
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

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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