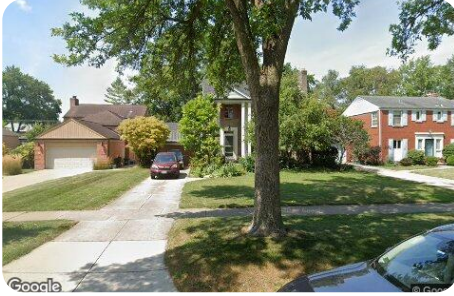


Single Family Residence **RESIDENTIAL**

1242 FRANKLIN AVE

RIVER FOREST, IL 60305

\$783,596 TopHap Estimate · \$387 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,023 ft²

LIVING AREA

0.23 ac

LOT SIZE

1950

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$784K

\$748K low

\$819K high

Est. Owner Equity

\$464,096

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$17,691 (2023)
Assessed Value	\$70,590
Previous Assessed	\$70,590
Assessor Market Value	\$705,900

PROPERTY FACTS

Property Type	Single Family Residence
County	COOK
Lot (acres)	0.23
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Asphalt
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

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
Nov 17, 2021	Financing	Intrafamily Transfer			

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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