

Single Family Residence **RESIDENTIAL**

317 FRANKLIN AVE

RIVER FOREST, IL 60305

\$744,042 TopHap Estimate · \$409 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,818 ft²

LIVING AREA

0.18 ac

LOT SIZE

1919

YEAR BUILT

2

STORIES

6

ROOMS

3

PARKING

VALUATION

\$744K

\$703K low

\$785K high

Last Sale

\$485,000 · Jul 18, 2018

Est. Owner Equity

\$362,042

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$16,613 (2023)
Assessed Value	\$59,951
Previous Assessed	\$63,999
Assessor Market Value	\$599,510

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	Cook
Lot (acres)	0.18
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Detached

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
Dec 8, 2019	Quitclaim	Quit Claim Transfer			
Jul 16, 2018	Resale	Warranty Deed	\$485,000	\$267	\$388K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.3 mi
Roosevelt School	Middle	5–8	0.5 mi
Oak Park & River Forest High School	High	9–12	1.5 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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