

Single Family Residence **RESIDENTIAL**

315 FRANKLIN AVE

RIVER FOREST, IL 60305

\$817,664 TopHap Estimate · \$371 / ft² · confidence 97 · as of Jul 14, 2026



4
BEDS

2
BATHS

2,205 ft²
LIVING AREA

0.18 ac
LOT SIZE

1923
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$818K

\$790K low

\$845K high

Last Sale

\$427,000 · Jun 10, 2014

Est. Owner Equity

\$413,764

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$13,637 (2023)
Assessed Value	\$53,130
Previous Assessed	\$53,129
Assessor Market Value	\$531,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cook
Lot (acres)	0.18
Construction	Frame (Unspecified)
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
Sep 14, 2020	Quitclaim	Quit Claim Transfer			
May 28, 2014	Resale	Grant Deed	\$427,000	\$194	\$342K
Apr 18, 2007	Quitclaim	Quit Claim Transfer			

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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