

Single Family Residence **RESIDENTIAL**

349 FRANKLIN AVE

RIVER FOREST, IL 60305

\$872,517 TopHap Estimate · \$362 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,412 ft²

LIVING AREA

0.18 ac

LOT SIZE

1892

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$873K

\$799K low

\$946K high

Last Sale

\$363,000 · Aug 12, 1999

Est. Owner Equity

\$216,017

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$17,529 (2023)
Assessed Value	\$70,000
Previous Assessed	\$69,999
Assessor Market Value	\$700,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.18
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Hot Water
Cooling	Central
Garage	Garage, Detached

CLIMATE RISK

1 FLOOD	1 WILDFIRE	68 HEAT	65 STORM	45 DROUGHT
-------------------	----------------------	-------------------	--------------------	----------------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 12, 1999	Resale	Grant Deed	\$363,000	\$150	\$290K
Dec 21, 1998	Resale	Grant Deed	\$137,501	\$57	\$213K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.2 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------