

Single Family Residence **RESIDENTIAL**

228 FRANKLIN AVE

RIVER FOREST, IL 60305

\$1,178,656 TopHap Estimate · \$345 / ft² · confidence 91 · as of Jul 14, 2026



4
BEDS

3
BATHS

3,419 ft²
LIVING AREA

0.18 ac
LOT SIZE

1941
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$850,000 · Jun 6, 2019

Est. Owner Equity

\$503,656

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$22,561 (2023)
Assessed Value	\$85,726
Previous Assessed	\$85,726
Assessor Market Value	\$857,260

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.18
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
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
May 28, 2019	Resale	Warranty Deed	\$850,000	\$249	\$680K
Nov 20, 2003	Quitclaim	Quit Claim Transfer			
Nov 20, 2002	Quitclaim	Quit Claim Transfer			\$147K
Feb 25, 1998	Resale	Grant Deed	\$225,000	\$66	\$125K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.3 mi
Roosevelt School	Middle	5–8	0.6 mi
Oak Park & River Forest High School	High	9–12	1.6 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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