

Single Family Residence **RESIDENTIAL**

216 FRANKLIN AVE

RIVER FOREST, IL 60305

\$960,966 TopHap Estimate · \$546 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,760 ft²

LIVING AREA

0.18 ac

LOT SIZE

1911

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$961K

\$904K low

\$1M high

Est. Owner Equity

\$960,966

TAX & ASSESSMENT

Property Tax	\$24,647 (2023)
Assessed Value	\$78,394
Previous Assessed	\$95,998
Assessor Market Value	\$783,940

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.18
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Roll Tar & Gravel
Heating	Hot Water
Cooling	None
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.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.4 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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