

Single Family Residence **RESIDENTIAL**

206 FRANKLIN AVE

RIVER FOREST, IL 60305

\$1,016,274 TopHap Estimate · \$383 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,652 ft²

LIVING AREA

0.38 ac

LOT SIZE

1910

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$1M

\$923K low

\$1.1M high

Last Sale

\$825,000 · Oct 13, 2023

Est. Owner Equity

\$361,274

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$21,540 (2023)
Assessed Value	\$82,000
Previous Assessed	\$81,999
Assessor Market Value	\$820,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.38
Roof	Composition Shingle
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.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 18, 2023	Resale	Warranty Deed	\$825,000	\$311	\$660K
Aug 27, 2020	Resale	Warranty Deed	\$655,000	\$247	\$510K
Oct 29, 2008	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.4 mi
Roosevelt School	Middle	5–8	0.7 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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