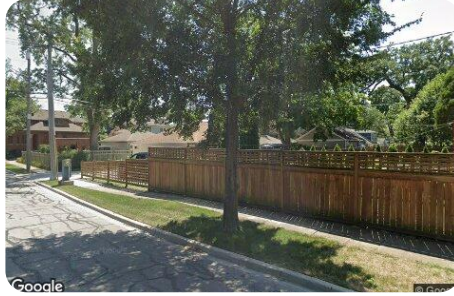


Single Family Residence **RESIDENTIAL**

239 FRANKLIN AVE

RIVER FOREST, IL 60305

\$709,018 TopHap Estimate · \$382 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

1

BATHS

1,855 ft²

LIVING AREA

0.18 ac

LOT SIZE

1921

YEAR BUILT

2

STORIES

7

ROOMS

1

PARKING

VALUATION

\$709K

\$686K low

\$732K high

Last Sale

\$675,000 · May 29, 2025

Est. Owner Equity

\$267,493

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$13,054 (2023)
Assessed Value	\$51,000
Previous Assessed	\$50,999
Assessor Market Value	\$510,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cook
Lot (acres)	0.18
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

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
Mar 26, 2026	Financing	Mortgage			\$442K
May 8, 2025	Resale	Warranty Deed	\$675,000	\$364	\$445K
Aug 23, 2013	Non-arms-length	Grant Deed	\$375,000	\$202	\$300K

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	1.5 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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