

Single Family Residence **RESIDENTIAL**

233 FRANKLIN AVE

RIVER FOREST, IL 60305

\$718,065 TopHap Estimate · \$359 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,000 ft²

LIVING AREA

0.18 ac

LOT SIZE

1911

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$718K

\$692K low

\$744K high

Last Sale

\$318,000 · Jun 8, 2012

Est. Owner Equity

\$453,065

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$15,030 (2023)
Assessed Value	\$58,219
Previous Assessed	\$58,219
Assessor Market Value	\$582,190

PROPERTY FACTS

Property Type	Single Family Residence
Style	Old Style
County	Cook
Lot (acres)	0.18
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
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
Dec 8, 2022	Financing	Intrafamily Transfer			
Apr 30, 2012	Resale	Grant Deed	\$318,000	\$159	\$302K

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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