

Single Family Residence **RESIDENTIAL**

225 FRANKLIN AVE

RIVER FOREST, IL 60305

\$1,131,304 TopHap Estimate · \$344 / ft² · confidence 94 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,284 ft²

LIVING AREA

0.18 ac

LOT SIZE

1920

YEAR BUILT

2

STORIES

8

ROOMS

3

PARKING

VALUATION

\$1.1M

\$1.1M low

\$1.2M high

Last Sale

\$188,000 · Feb 25, 1991

Est. Owner Equity

\$823,081

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$25,373 (2023)
Assessed Value	\$96,000
Previous Assessed	\$95,999
Assessor Market Value	\$960,000

PROPERTY FACTS

Property Type	Single Family Residence
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.

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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