

Single Family Residence **RESIDENTIAL**

110 FRANKLIN AVE

RIVER FOREST, IL 60305

\$465,000 TopHap Estimate · \$219 / ft² · confidence 83 · as of Jul 14, 2026



4
BEDS

2
BATHS

2,121 ft²
LIVING AREA

0.17 ac
LOT SIZE

1912
YEAR BUILT

1
STORIES

7
ROOMS

2
PARKING

VALUATION

\$465K

\$388K low

\$542K high

Last Sale

\$465,000 · Jul 14, 2026

Est. Owner Equity

\$310,000

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$13,941 (2023)
Assessed Value	\$54,241
Previous Assessed	\$54,241
Assessor Market Value	\$542,410

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	COOK
Lot (acres)	0.17
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Asphalt
Heating	Hot Water
Cooling	Central
Garage	Garage, Detached
Pool	No

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
Jul 2, 2026	Resale	Deed	\$465,000	\$219	\$590K
Oct 24, 2019	Quitclaim	Quit Claim Transfer			
Jan 5, 1998	Resale	Grant Deed	\$267,500	\$126	\$190K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.5 mi
Roosevelt School	Middle	5–8	0.8 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	Absentee owner
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