

Single Family Residence **RESIDENTIAL**

102 FRANKLIN AVE

RIVER FOREST, IL 60305

\$713,515 TopHap Estimate · \$352 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,025 ft²

LIVING AREA

0.17 ac

LOT SIZE

1908

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$714K

\$669K low

\$758K high

Last Sale

\$216,000 · Nov 22, 1996

Est. Owner Equity

\$381,515

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$14,244 (2023)
Assessed Value	\$58,000
Previous Assessed	\$57,999
Assessor Market Value	\$580,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Old Style
County	Cook
Lot (acres)	0.17
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Hot Water
Cooling	None
Garage	Garage, Detached

CLIMATE RISK

1 FLOOD	1 WILDFIRE	68 HEAT	65 STORM	45 DROUGHT
------------	---------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------