

Single Family Residence **RESIDENTIAL**

125 FRANKLIN AVE

RIVER FOREST, IL 60305

\$863,148 TopHap Estimate · \$344 / ft² · confidence 94 · as of Jul 14, 2026



2
BEDS

4
BATHS

2,509 ft²
LIVING AREA

0.17 ac
LOT SIZE

2016
YEAR BUILT

2
STORIES

5
ROOMS

2
PARKING

VALUATION

\$863K

\$809K low

\$917K high

Est. Owner Equity

\$863,148

TAX & ASSESSMENT

Property Tax	\$22,858 (2023)
Assessed Value	\$86,815
Previous Assessed	\$86,813
Assessor Market Value	\$868,150

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cook
Lot (acres)	0.17
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
-------------------	----------------------	-------------------	--------------------	----------------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 24, 2025	Financing	Intrafamily Transfer			
Nov 13, 2014	Quitclaim	Quit Claim Transfer			
Dec 17, 2009	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.5 mi
Roosevelt School	Middle	5–8	0.7 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
-----------	-----------------------