

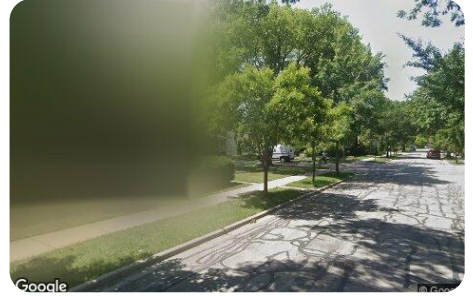
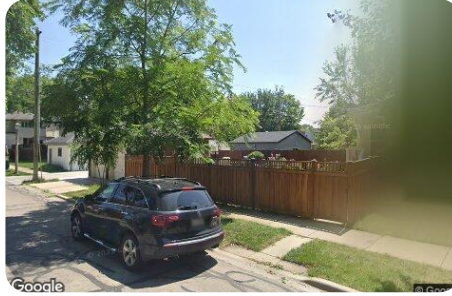
Single Family Residence

RESIDENTIAL

45 FRANKLIN AVE

RIVER FOREST, IL 60305

\$756,229 TopHap Estimate · \$346 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,186 ft²

LIVING AREA

0.17 ac

LOT SIZE

1921

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$756K

\$694K low

\$819K high

Last Sale

\$535,000 · Jul 5, 2018

Est. Owner Equity

\$195,029

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$14,423 (2023)
Assessed Value	\$56,000
Previous Assessed	\$55,999
Assessor Market Value	\$560,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cook
Lot (acres)	0.17
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 14, 2018	Resale	Warranty Deed	\$535,000	\$245	\$482K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.6 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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