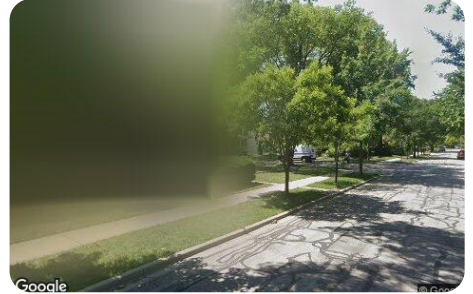
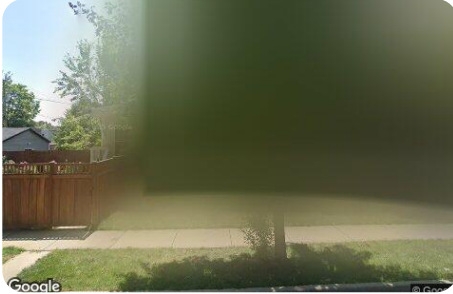


Single Family Residence **RESIDENTIAL**

43 FRANKLIN AVE

RIVER FOREST, IL 60305

\$852,958 TopHap Estimate · \$429 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,987 ft²

LIVING AREA

0.17 ac

LOT SIZE

1925

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$853K

\$823K low

\$883K high

Last Sale

\$397,000 · Mar 14, 2017

Est. Owner Equity

\$365,458

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$13,961 (2023)
Assessed Value	\$53,400
Previous Assessed	\$50,999
Assessor Market Value	\$534,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
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.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 27, 2017	Resale	Warranty Deed	\$397,000	\$200	\$357K
Dec 19, 2013	Resale	Grant Deed	\$280,000	\$141	\$266K
Mar 15, 2013	Recorded document	Grant Deed			

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.

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