

Single Family Residence

RESIDENTIAL

35 FRANKLIN AVE

RIVER FOREST, IL 60305

\$684,795

TopHap Estimate · \$349 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,960 ft²

LIVING AREA

0.17 ac

LOT SIZE

1894

YEAR BUILT

2

STORIES

7

ROOMS

3

PARKING

VALUATION

\$685K

\$660K low

\$710K high

Last Sale

\$343,000 · Sep 19, 2013

Est. Owner Equity

\$363,052

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$14,284 (2023)
Assessed Value	\$55,492
Previous Assessed	\$55,491
Assessor Market Value	\$554,920

PROPERTY FACTS

Property Type	Single Family Residence
Style	Old Style
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
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 13, 2013	Resale	Warranty Deed	\$343,000	\$175	\$274K

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

OWNERSHIP

Occupancy	Owner occupied
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