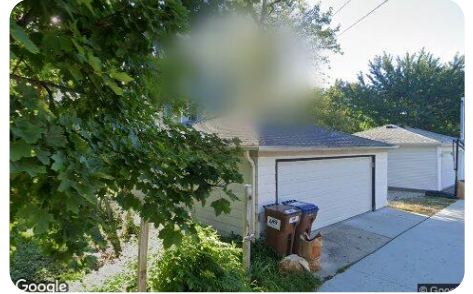
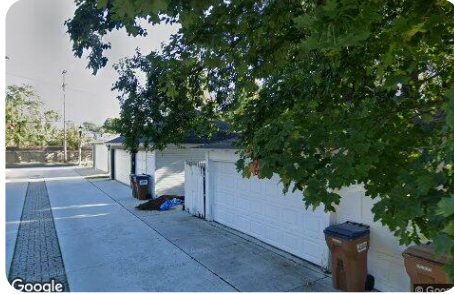


Single Family Residence **RESIDENTIAL**

342 FRANKLIN AVE

RIVER FOREST, IL 60305

\$812,840 TopHap Estimate · \$432 / ft² · confidence 98 · as of Jul 14, 2026



4
BEDS

2
BATHS

1,881 ft²
LIVING AREA

0.18 ac
LOT SIZE

1910
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$813K

\$797K low

\$829K high

Last Sale

\$785,000 · Sep 2, 2025

Est. Owner Equity

\$184,840

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$12,875 (2023)
Assessed Value	\$53,000
Previous Assessed	\$52,999
Assessor Market Value	\$530,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Old Style
County	Cook
Lot (acres)	0.18
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	None
Garage	Garage, Attached

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
Jul 12, 2025	Resale	Warranty Deed	\$785,000	\$417	\$628K
Apr 9, 2025	Non-arms-length	Deed	\$455,000	\$242	\$600K
Jan 31, 2009	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.2 mi
Roosevelt School	Middle	5–8	0.5 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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