

Single Family Residence **RESIDENTIAL**

346 FRANKLIN AVE

RIVER FOREST, IL 60305

\$634,800 TopHap Estimate · \$492 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,291 ft²

LIVING AREA

0.18 ac

LOT SIZE

1921

YEAR BUILT

1

STORIES

6

ROOMS

3

PARKING

VALUATION

\$635K

\$610K low

\$660K high

Last Sale

\$318,000 · Sep 23, 2020

Est. Owner Equity

\$584,800

Loan-to-Value

9%

TAX & ASSESSMENT

Property Tax	\$10,868 (2023)
Assessed Value	\$43,016
Previous Assessed	\$43,015
Assessor Market Value	\$430,160

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	Cook
Lot (acres)	0.18
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	None
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
Apr 3, 2026	Financing	Mortgage			\$50K
Jul 13, 2020	Resale	Warranty Deed	\$318,000	\$246	\$243K

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	1.5 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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