

Single Family Residence **RESIDENTIAL**

325 FRANKLIN AVE

RIVER FOREST, IL 60305

\$669,611 TopHap Estimate · \$307 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,181 ft²

LIVING AREA

0.18 ac

LOT SIZE

1920

YEAR BUILT

2

STORIES

7

ROOMS

1

PARKING

VALUATION

\$670K

\$601K low

\$739K high

Last Sale

\$442,500 · Aug 2, 2022

Est. Owner Equity

\$544,611

Loan-to-Value

19%

TAX & ASSESSMENT

Property Tax	\$13,054 (2023)
Assessed Value	\$51,000
Previous Assessed	\$50,999
Assessor Market Value	\$510,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
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
Jul 19, 2022	Resale	Warranty Deed	\$442,500	\$203	
Aug 25, 2014	Quitclaim	Quit Claim Transfer			\$225K
Apr 6, 2006	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	1.5 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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