

Single Family Residence **RESIDENTIAL**

321 FRANKLIN AVE

RIVER FOREST, IL 60305

\$798,579 TopHap Estimate · \$355 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,252 ft²

LIVING AREA

0.18 ac

LOT SIZE

1925

YEAR BUILT

2

STORIES

8

ROOMS

3

PARKING

VALUATION

\$799K

\$727K low

\$870K high

Last Sale

\$265,000 · Dec 1, 1997

Est. Owner Equity

\$503,579

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$15,883 (2023)
Assessed Value	\$63,988
Previous Assessed	\$63,987
Assessor Market Value	\$639,880

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.18
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
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
Dec 1, 1997	Resale	Grant Deed	\$285,000	\$127	\$212K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.3 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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