

Single Family Residence **RESIDENTIAL**

727 FRANKLIN AVE

RIVER FOREST, IL 60305

\$900,509 TopHap Estimate · \$364 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,472 ft²

LIVING AREA

0.23 ac

LOT SIZE

1924

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$901K

\$844K low

\$957K high

Last Sale

\$292,000 · Jul 30, 2001

Est. Owner Equity

\$616,509

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$15,887 (2023)
Assessed Value	\$64,000
Previous Assessed	\$64,000
Assessor Market Value	\$640,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.23
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Tile
Heating	Hot Water
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
Jan 23, 2025	Financing	Intrafamily Transfer			
Jul 30, 2001	Resale	Grant Deed	\$292,000	\$118	\$200K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roosevelt School	Middle	5–8	0.2 mi
Lincoln Elementary School	Elementary	PK–4	0.3 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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