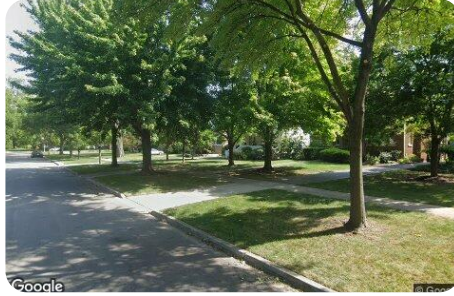


Single Family Residence **RESIDENTIAL**

723 FRANKLIN AVE

RIVER FOREST, IL 60305

\$1,031,979 TopHap Estimate · \$415 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,485 ft²

LIVING AREA

0.23 ac

LOT SIZE

1922

YEAR BUILT

2

STORIES

7

ROOMS

3

PARKING

VALUATION

\$1M

\$943K low

\$1.1M high

Last Sale

\$785,000 · Jun 12, 2013

Est. Owner Equity

\$403,979

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$19,007 (2023)
Assessed Value	\$72,745
Previous Assessed	\$72,744
Assessor Market Value	\$727,450

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.23
Roof	Composition Shingle
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

1 FLOOD	1 WILDFIRE	68 HEAT	65 STORM	45 DROUGHT
-------------------	----------------------	-------------------	--------------------	----------------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 7, 2025	Financing	Intrafamily Transfer			
May 15, 2013	Resale	Warranty Deed	\$785,000	\$316	

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
-------------------	----------------------	----------------------	--------------------------	------------------	-----------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------