

Single Family Residence **RESIDENTIAL**

711 FRANKLIN AVE

RIVER FOREST, IL 60305

\$1,234,704 TopHap Estimate · \$244 / ft² · confidence 75 · as of Jul 14, 2026



6

BEDS

3.5

BATHS

5,056 ft²

LIVING AREA

0.35 ac

LOT SIZE

1920

YEAR BUILT

2

STORIES

11

ROOMS

2

PARKING

VALUATION

\$1.2M

\$921K low

\$1.5M high

Last Sale

\$550,000 · Sep 22, 2011

Est. Owner Equity

\$129,754

Loan-to-Value

89%

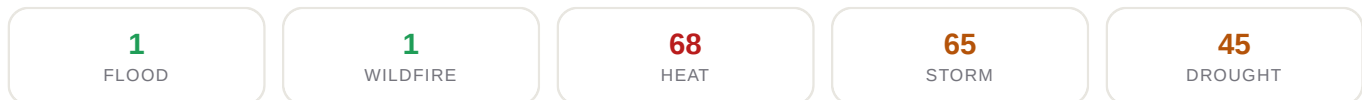
TAX & ASSESSMENT

Property Tax	\$34,562 (2023)
Assessed Value	\$129,566
Previous Assessed	\$129,566
Assessor Market Value	\$1,295,660

PROPERTY FACTS

Property Type	Single Family Residence
County	COOK
Lot (acres)	0.35
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Asphalt
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 30, 2026	Financing	Intrafamily Transfer			
Sep 6, 2011	Resale	Grant Deed	\$550,000	\$109	\$781K

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	Absentee owner
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