

Single Family Residence **RESIDENTIAL**

16 FRANKLIN AVE

RIVER FOREST, IL 60305

\$652,130 TopHap Estimate · \$412 / ft² · confidence 92 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,584 ft²

LIVING AREA

0.17 ac

LOT SIZE

1922

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$652K

\$599K low

\$705K high

Last Sale

\$465,000 · Sep 26, 2017

Est. Owner Equity

\$280,130

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax

\$13,140 (2023)

Assessed Value

\$48,000

Previous Assessed

\$47,999

Assessor Market Value

\$480,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	Cook
Lot (acres)	0.17
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
Sep 14, 2017	Resale	Grant Deed	\$465,000	\$294	\$372K
Jan 14, 2011	Quitclaim	Quit Claim Transfer			\$195K
Aug 27, 2001	Resale	Grant Deed	\$275,000	\$174	\$220K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.6 mi
Roosevelt School	Middle	5–8	0.9 mi
Oak Park & River Forest High School	High	9–12	1.7 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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