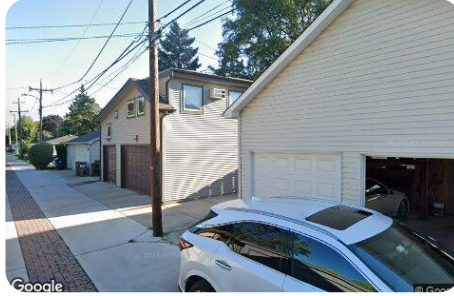


Single Family Residence **RESIDENTIAL**

24 FRANKLIN AVE

RIVER FOREST, IL 60305

\$821,468 TopHap Estimate · \$375 / ft² · confidence 94 · as of Jul 14, 2026



5

BEDS

4

BATHS

2,190 ft²

LIVING AREA

0.17 ac

LOT SIZE

1923

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$821K

\$776K low

\$867K high

Last Sale

\$652,500 · Aug 17, 2004

Est. Owner Equity

\$237,668

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$14,446 (2023)
Assessed Value	\$61,806
Previous Assessed	\$56,086
Assessor Market Value	\$618,060

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cook
Lot (acres)	0.17
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
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
Aug 17, 2004	Resale	Warranty Deed	\$652,500	\$298	\$522K

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	1.6 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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