

Single Family Residence **RESIDENTIAL**

831 FRANKLIN AVE

RIVER FOREST, IL 60305

\$2,016,798 TopHap Estimate · \$355 / ft² · confidence 97 · as of Jul 14, 2026

5
BEDS

7
BATHS

5,687 ft²
LIVING AREA

0.42 ac
LOT SIZE

1953
YEAR BUILT

1
STORIES

11
ROOMS

2
PARKING

VALUATION

\$2M

\$1.9M low

\$2.1M high

Last Sale

\$950,000 · Nov 28, 2005

Est. Owner Equity

\$2,016,798

TAX & ASSESSMENT

Property Tax	\$40,978 (2023)
Assessed Value	\$153,000
Previous Assessed	\$153,000
Assessor Market Value	\$1,530,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cook
Lot (acres)	0.42
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Slate
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK

1 FLOOD	18 WILDFIRE	68 HEAT	65 STORM	45 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 30, 2015	Quitclaim	Quit Claim Transfer			
Feb 19, 2008	Recorded document	Warranty Deed			
Jan 5, 2006	Recorded document	Grant Deed			
Nov 28, 2005	Resale	Warranty Deed	\$950,000	\$167	
Oct 30, 2002	Financing	Grant Deed			\$650K
Jul 17, 2002	Recorded document	Grant Deed			
Nov 8, 2001	Quitclaim	Quit Claim Transfer			\$640K
Oct 29, 2001	Recorded document	Grant Deed			
Sep 25, 2001	Financing	Grant Deed			\$633K
Jan 29, 2001	Recorded document	Grant Deed			
Jan 29, 2001	Resale	Grant Deed	\$797,000	\$140	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roosevelt School	Middle	5–8	0.3 mi
Willard Elementary School	Elementary	PK–4	0.6 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
-----------	-----------------------