

Single Family Residence **RESIDENTIAL**

801 FRANKLIN AVE

RIVER FOREST, IL 60305

\$1,792,162 TopHap Estimate · \$430 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

5

BATHS

4,164 ft²

LIVING AREA

0.22 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

12

ROOMS

2

PARKING

VALUATION

\$1.8M

\$1.7M low

\$1.9M high

Est. Owner Equity

\$592,162

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$31,654 (2023)
Assessed Value	\$118,942
Previous Assessed	\$118,941
Assessor Market Value	\$1,189,420

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cook
Lot (acres)	0.21
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

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
Apr 6, 2026	Financing	Mortgage			\$1.2M
May 10, 2021	Financing	Deed			
May 6, 2009	Financing	Trustees Deed			\$650K
Apr 30, 2008	Resale	Warranty Deed	\$1,057,500	\$254	\$550K
Feb 5, 2003	Resale	Grant Deed	\$515,000	\$124	\$824K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roosevelt School	Middle	5–8	0.2 mi
Willard Elementary School	Elementary	PK–4	0.6 mi

Oak Park & River Forest High School	High	9–12	1.5 mi
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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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