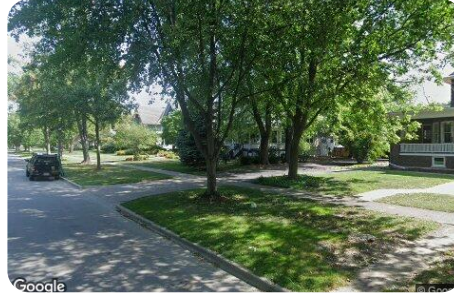


Single Family Residence **RESIDENTIAL**

601 FRANKLIN AVE

RIVER FOREST, IL 60305

\$1,527,774 TopHap Estimate · \$306 / ft² · confidence 79 · as of Jul 14, 2026



6

BEDS

5

BATHS

4,986 ft²

LIVING AREA

0.46 ac

LOT SIZE

1909

YEAR BUILT

2

STORIES

11

ROOMS

2

PARKING

VALUATION

\$1.5M

\$1.2M low

\$1.9M high

Last Sale

\$830,000 · Jul 5, 2022

Est. Owner Equity

\$27,774

Loan-to-Value

98%

TAX & ASSESSMENT

Property Tax	\$22,636 (2023)
Assessed Value	\$127,790
Previous Assessed	\$86,000
Assessor Market Value	\$1,277,900

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.46
Construction	Masonry/Concrete Masonry Units (Cmus)
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
Jun 14, 2022	Resale	Special Warranty Deed	\$830,000	\$166	\$1.4M
Feb 23, 2022	Financing	Sheriffs Deed			
Feb 23, 2022	Financing	Sheriffs Deed			
Nov 23, 2015	Quitclaim	Quit Claim Transfer			
Aug 28, 1998	Quitclaim	Quit Claim Transfer			\$458K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.1 mi
Roosevelt School	Middle	5–8	0.2 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	Owner occupied
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