

Single Family Residence

RESIDENTIAL

613 FRANKLIN AVE

RIVER FOREST, IL 60305

\$774,242 TopHap Estimate · \$385 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,010 ft²

LIVING AREA

0.23 ac

LOT SIZE

1951

YEAR BUILT

1

STORIES

8

ROOMS

1

PARKING

VALUATION

\$774K

\$721K low

\$827K high

Last Sale

\$314,000 · Jul 14, 1994

Est. Owner Equity

\$774,242

TAX & ASSESSMENT

Property Tax	\$14,449 (2023)
Assessed Value	\$58,749
Previous Assessed	\$58,749
Assessor Market Value	\$587,490

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	COOK
Lot (acres)	0.23
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Asphalt
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

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
May 22, 2026	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.2 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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