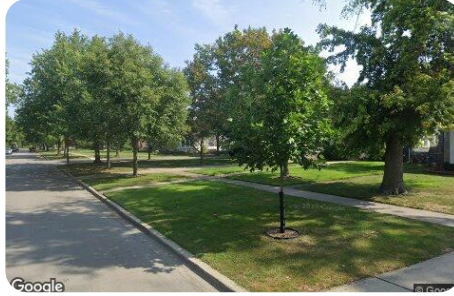


Single Family Residence **RESIDENTIAL**

625 FRANKLIN AVE

RIVER FOREST, IL 60305

\$1,018,721 TopHap Estimate · \$386 / ft² · confidence 94 · as of Jul 14, 2026



5

BEDS

2

BATHS

2,642 ft²

LIVING AREA

0.23 ac

LOT SIZE

1921

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1M

\$958K low

\$1.1M high

Last Sale

\$260,000 · Nov 14, 1996

Est. Owner Equity

\$813,721

Loan-to-Value

21%

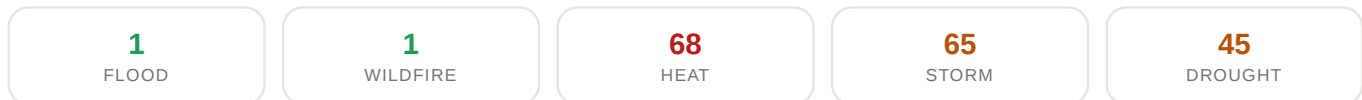
TAX & ASSESSMENT

Property Tax	\$17,982 (2023)
Assessed Value	\$69,000
Previous Assessed	\$69,000
Assessor Market Value	\$690,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.23
Roof	Composition Shingle
Heating	Hot Water
Cooling	None
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

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