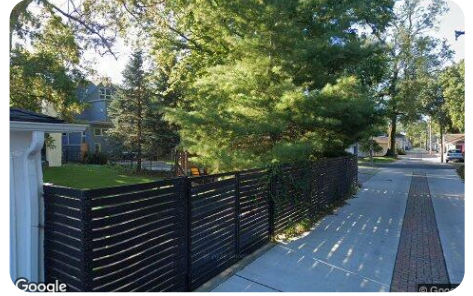


Single Family Residence **RESIDENTIAL**

312 FRANKLIN AVE

RIVER FOREST, IL 60305

\$1,903,462 TopHap Estimate · \$430 / ft² · confidence 93 · as of Jul 14, 2026



6

BEDS

4

BATHS

4,424 ft²

LIVING AREA

0.37 ac

LOT SIZE

2007

YEAR BUILT

2

STORIES

11

ROOMS

3

PARKING

VALUATION

\$1.9M

\$1.8M low

\$2M high

Last Sale

\$1,400,000 · Sep 25, 2018

Est. Owner Equity

\$857,462

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$39,335 (2023)
Assessed Value	\$147,001
Previous Assessed	\$146,999
Assessor Market Value	\$1,470,010

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cook
Lot (acres)	0.37
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
Sep 11, 2018	Resale	Warranty Deed	\$1,400,000	\$316	\$1.1M
Nov 6, 2013	Quitclaim	Quit Claim Transfer			
Sep 30, 2013	Resale	Warranty Deed	\$1,284,000	\$290	\$1M
Apr 29, 2011	Quitclaim	Quit Claim Transfer			
May 11, 2005	Resale	Warranty Deed	\$770,000	\$174	\$616K
Jun 11, 2003	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.3 mi
Roosevelt School	Middle	5–8	0.6 mi
Oak Park & River Forest High School	High	9–12	1.6 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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