

Single Family Residence **RESIDENTIAL**

547 FRANKLIN AVE

RIVER FOREST, IL 60305

\$927,304 TopHap Estimate · \$396 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,342 ft²

LIVING AREA

0.23 ac

LOT SIZE

1913

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$927K

\$865K low

\$990K high

Last Sale

\$591,500 · Jan 28, 2013

Est. Owner Equity

\$527,304

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$16,613 (2023)
Assessed Value	\$64,000
Previous Assessed	\$64,000
Assessor Market Value	\$640,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cook
Lot (acres)	0.23
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Hot Water
Cooling	None
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
Jan 15, 2013	Resale	Warranty Deed	\$591,500	\$253	
Apr 1, 2010	Resale	Grant Deed	\$540,000	\$231	\$417K
Nov 12, 2009	Resale	Warranty Deed	\$582,500	\$249	
Apr 19, 2005	Resale	Deed	\$600,000	\$256	\$480K
Jul 24, 1998	Recorded document	Grant Deed			

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
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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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