

Single Family Residence **RESIDENTIAL**

1123 FRANKLIN AVE

RIVER FOREST, IL 60305

\$1,929,756 TopHap Estimate · \$372 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

5.5

BATHS

5,184 ft²

LIVING AREA

0.42 ac

LOT SIZE

2021

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$1.9M

\$1.8M low

\$2M high

Last Sale

\$875,000 · Aug 2, 2018

Est. Owner Equity

\$1,929,756

TAX & ASSESSMENT

Property Tax	\$45,084 (2023)
Assessed Value	\$162,048
Previous Assessed	\$168,000
Assessor Market Value	\$1,620,480

PROPERTY FACTS

Property Type	Single Family Residence
County	COOK
Lot (acres)	0.42
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Asphalt
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
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
Feb 9, 2021	Quitclaim	Quit Claim Transfer			
Jul 24, 2018	Resale	Grant Deed	\$875,000	\$169	
Apr 6, 2018	Recorded document	Trustees Deed			
Nov 28, 2005	Resale	Warranty Deed	\$1,950,000	\$376	\$1.4M
Jul 20, 2005	Resale	Grant Deed	\$625,000	\$121	\$1.2M

ASSIGNED SCHOOLS

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