

Single Family Residence **RESIDENTIAL**

116 FRANKLIN AVE

RIVER FOREST, IL 60305

\$966,336 TopHap Estimate · \$344 / ft² · confidence 95 · as of Jul 14, 2026



7
BEDS

2
BATHS

2,807 ft²
LIVING AREA

0.17 ac
LOT SIZE

1910
YEAR BUILT

2
STORIES

10
ROOMS

2
PARKING

VALUATION

\$966K

\$917K low

\$1M high

Last Sale

\$550,000 · Oct 8, 2014

Est. Owner Equity

\$966,336

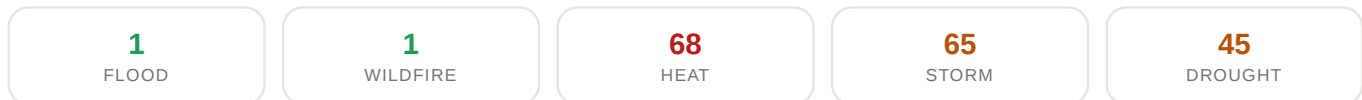
TAX & ASSESSMENT

Property Tax	\$19,984 (2023)
Assessed Value	\$73,000
Previous Assessed	\$72,999
Assessor Market Value	\$730,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.17
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Detached

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 26, 2014	Resale	Grant Deed	\$550,000	\$196	
Aug 21, 2003	Resale	Grant Deed	\$520,000	\$185	\$318K
Sep 13, 1999	Resale	Grant Deed	\$184,000	\$66	\$173K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.5 mi
Roosevelt School	Middle	5–8	0.8 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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