

Single Family Residence **RESIDENTIAL**

38 FRANKLIN AVE

RIVER FOREST, IL 60305

\$644,153 TopHap Estimate · \$395 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,632 ft²

LIVING AREA

0.17 ac

LOT SIZE

1922

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$644K

\$596K low

\$693K high

Last Sale

\$350,000 · Jul 25, 2002

Est. Owner Equity

\$230,313

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$12,855 (2023)
Assessed Value	\$52,926
Previous Assessed	\$52,924
Assessor Market Value	\$529,260

PROPERTY FACTS

Property Type	Single Family Residence
Style	Old Style
County	Cook
Lot (acres)	0.17
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
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
Apr 18, 2023	Financing	Transfer On Death Deed			
Jul 25, 2002	Resale	Grant Deed	\$350,000	\$214	\$250K
Apr 19, 1999	Quitclaim	Quit Claim Transfer			\$184K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.6 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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