

Single Family Residence

RESIDENTIAL

124 FRANKLIN AVE

RIVER FOREST, IL 60305

\$782,577 TopHap Estimate · \$380 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,061 ft²

LIVING AREA

0.21 ac

LOT SIZE

1948

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$783K

\$738K low

\$827K high

Last Sale

\$470,000 · Dec 14, 2015

Est. Owner Equity

\$147,577

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$14,054 (2023)
Assessed Value	\$54,654
Previous Assessed	\$54,653
Assessor Market Value	\$546,540

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cook
Lot (acres)	0.21
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Hot Water
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
Nov 19, 2015	Resale	Warranty Deed	\$470,000	\$228	\$423K
Nov 21, 2012	Quitclaim	Quit Claim Transfer			
Jan 7, 2005	Financing	Trustees Deed			\$10K
Jul 30, 2002	Resale	Grant Deed	\$455,000	\$221	
Sep 13, 2000	Resale	Grant Deed	\$344,500	\$167	\$241K

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
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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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