

Single Family Residence **RESIDENTIAL**

115 FRANKLIN AVE

RIVER FOREST, IL 60305

\$823,925 TopHap Estimate · \$364 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1

BATHS

2,264 ft²

LIVING AREA

0.17 ac

LOT SIZE

1910

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$824K

\$792K low

\$856K high

Last Sale

\$784,000 · Feb 2, 2006

Est. Owner Equity

\$0

Loan-to-Value

136%

TAX & ASSESSMENT

Property Tax	\$16,065 (2023)
Assessed Value	\$62,000
Previous Assessed	\$61,999
Assessor Market Value	\$620,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.17
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Hot Water
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
Oct 12, 2025	Financing	Intrafamily Transfer			
Feb 2, 2006	Resale	Warranty Deed	\$784,000	\$346	\$627K
Jan 24, 2006	Financing	Trustees Deed			\$100K
Mar 1, 2005	Resale	Warranty Deed	\$675,000	\$298	\$540K
May 18, 2004	Resale	Grant Deed	\$465,000	\$205	\$518K
Dec 13, 2000	Quitclaim	Quit Claim Transfer			

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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