

Single Family Residence **RESIDENTIAL**

# 129 FRANKLIN AVE

RIVER FOREST, IL 60305

**\$812,966** TopHap Estimate · \$336 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**2,416 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**1940**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$813K**

\$764K low

\$862K high

Last Sale

**\$825,000 · Jul 15, 2021**

Est. Owner Equity

**\$152,966**

Loan-to-Value

**83%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$16,886 (2023) |
| Assessed Value        | \$65,000        |
| Previous Assessed     | \$64,999        |
| Assessor Market Value | \$650,000       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | Cook                    |
| Lot (acres)   | 0.17                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Composition Shingle     |
| Heating       | Hot Water               |
| Cooling       | Central                 |
| Garage        | Garage, Detached        |

## CLIMATE RISK

|                   |                      |                   |                    |                      |
|-------------------|----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>1</b><br>WILDFIRE | <b>68</b><br>HEAT | <b>65</b><br>STORM | <b>45</b><br>DROUGHT |
|-------------------|----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|---------------------|-----------|--------------------|--------|
| Jul 2, 2021  | Resale          | Warranty Deed       | \$825,000 | \$341              | \$660K |
| Jul 16, 2014 | Non-arms-length | Grant Deed          | \$430,500 | \$178              |        |
| May 11, 2010 | Quitclaim       | Quit Claim Transfer |           |                    |        |
| Oct 1, 2001  | Resale          | Grant Deed          | \$365,000 | \$151              | \$275K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Lincoln Elementary School           | Elementary | PK–4   | 0.5 mi   |
| Roosevelt School                    | Middle     | 5–8    | 0.7 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<br>CRIME INDEX | 133<br>AIR POLLUTION | 11,189<br>POPULATION | \$152K<br>MEDIAN IN-COME | 50°F<br>AVG TEMP | 54%<br>SUNSHINE |
|-------------------|----------------------|----------------------|--------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.