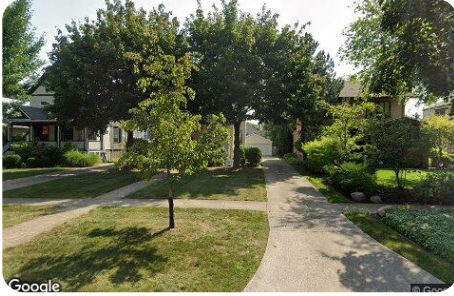


Single Family Residence **RESIDENTIAL**

539 FRANKLIN AVE

RIVER FOREST, IL 60305

\$1,175,908 TopHap Estimate · \$311 / ft² · confidence 89 · as of Jul 14, 2026



5
BEDS

4
BATHS

3,781 ft²
LIVING AREA

0.23 ac
LOT SIZE

1908
YEAR BUILT

2
STORIES

10
ROOMS

2
PARKING

VALUATION

\$1.2M

\$1M low

\$1.3M high

Last Sale

\$975,000 · May 17, 2024

Est. Owner Equity

\$444,908

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$22,859 (2023)
Assessed Value	\$83,500
Previous Assessed	\$83,500
Assessor Market Value	\$835,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.23
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Hot Water
Cooling	None
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

1 FLOOD	1 WILDFIRE	68 HEAT	65 STORM	45 DROUGHT
-------------------	----------------------	-------------------	--------------------	----------------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 9, 2025	Financing	Transfer On Death Deed			
Apr 30, 2024	Resale	Warranty Deed	\$975,000	\$258	\$731K
Dec 28, 2021	Resale	Warranty Deed	\$835,000	\$221	\$625K
Apr 6, 2001	Resale	Grant Deed	\$645,000	\$171	\$222K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.1 mi
Roosevelt School	Middle	5–8	0.3 mi
Oak Park & River Forest High School	High	9–12	1.5 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------