

Single Family Residence **RESIDENTIAL**

224 FRANKLIN AVE

RIVER FOREST, IL 60305

\$987,200 TopHap Estimate · \$354 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,788 ft²

LIVING AREA

0.18 ac

LOT SIZE

1898

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$987K

\$916K low

\$1.1M high

Last Sale

\$725,000 · Feb 22, 2007

Est. Owner Equity

\$91,100

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$19,356 (2023)
Assessed Value	\$74,021
Previous Assessed	\$74,021
Assessor Market Value	\$740,210

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.18
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
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
Sep 17, 2024	Financing	Intrafamily Transfer			
Jan 31, 2007	Resale	Warranty Deed	\$725,000	\$260	\$580K
Nov 22, 2005	Financing	Trustees Deed			\$616K
Jun 3, 2005	Resale	Warranty Deed	\$555,000	\$199	\$433K
May 18, 2005	Quitclaim	Quit Claim Transfer			
May 18, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.3 mi
Roosevelt School	Middle	5–8	0.6 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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