

Single Family Residence **RESIDENTIAL**

235 FRANKLIN AVE

RIVER FOREST, IL 60305

\$577,654 TopHap Estimate · \$476 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,214 ft²

LIVING AREA

0.18 ac

LOT SIZE

1919

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$578K

\$533K low

\$622K high

Last Sale

\$465,000 · Jul 10, 2008

Est. Owner Equity

\$196,154

Loan-to-Value

67%

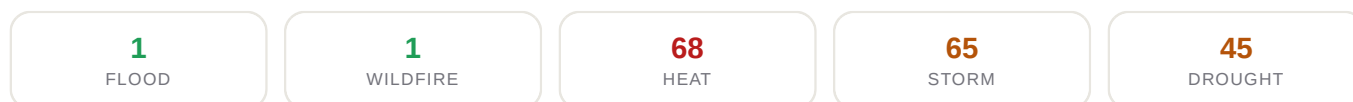
TAX & ASSESSMENT

Property Tax	\$11,613 (2023)
Assessed Value	\$41,828
Previous Assessed	\$45,737
Assessor Market Value	\$418,280

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	Cook
Lot (acres)	0.18
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 12, 2008	Resale	Warranty Deed	\$465,000	\$383	\$372K
Oct 17, 2005	Resale	Grant Deed	\$445,000	\$367	\$243K
Jan 31, 2001	Non-arms-length	Grant Deed	\$334,000	\$275	\$329K

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	1.5 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
-----------	-----------------------