

Single Family Residence **RESIDENTIAL**

25 FRANKLIN AVE

RIVER FOREST, IL 60305

\$824,690 TopHap Estimate · \$349 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,361 ft²

LIVING AREA

0.17 ac

LOT SIZE

1918

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$825K

\$791K low

\$859K high

Last Sale

\$450,000 · Aug 7, 2013

Est. Owner Equity

\$434,690

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$15,791 (2023)
Assessed Value	\$61,000
Previous Assessed	\$60,999
Assessor Market Value	\$610,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cook
Lot (acres)	0.17
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
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
Aug 2, 2013	Resale	Warranty Deed	\$450,000	\$191	
Apr 9, 2008	Resale	Warranty Deed	\$375,000	\$159	\$263K
Aug 9, 2007	Foreclosure sale	Trustees Deed	\$305,000	\$129	
Feb 11, 2004	Resale	Grant Deed	\$290,000	\$123	\$276K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.6 mi
Roosevelt School	Middle	5–8	0.9 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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