

Single Family Residence **RESIDENTIAL**

20 FRANKLIN AVE

RIVER FOREST, IL 60305

\$576,588 TopHap Estimate · \$442 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,304 ft²

LIVING AREA

0.17 ac

LOT SIZE

1921

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$577K

\$555K low

\$598K high

Last Sale

\$379,500 · Jan 22, 2018

Est. Owner Equity

\$297,338

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$9,308 (2023)
Assessed Value	\$39,969
Previous Assessed	\$39,968
Assessor Market Value	\$399,690

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	Cook
Lot (acres)	0.17
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
Jan 19, 2018	Resale	Warranty Deed	\$379,500	\$291	\$279K
Jun 22, 2006	Resale	Grant Deed	\$400,000	\$307	\$220K
Dec 8, 1997	Recorded document	Grant Deed			

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	1.7 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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