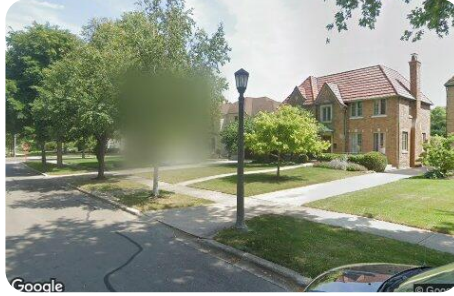


Single Family Residence **RESIDENTIAL**

1333 MONROE AVE

RIVER FOREST, IL 60305

\$1,398,195 TopHap Estimate · \$466 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,002 ft²

LIVING AREA

0.22 ac

LOT SIZE

1941

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.5M high

Last Sale

\$1,075,000 · Jul 19, 2018

Est. Owner Equity

\$801,695

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$28,385 (2023)
Assessed Value	\$107,000
Previous Assessed	\$107,000
Assessor Market Value	\$1,070,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.22
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK

10
FLOOD

1
WILDFIRE

69
HEAT

67
STORM

45
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 12, 2022	Financing	Transfer On Death Deed			
May 12, 2022	Financing	Transfer On Death Deed			
Jun 30, 2018	Resale	Warranty Deed	\$1,075,000	\$358	\$664K
Apr 1, 1999	Resale	Grant Deed	\$435,000	\$145	\$335K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.3 mi
Roosevelt School	Middle	5–8	0.8 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
-----------	----------------