

Single Family Residence **RESIDENTIAL**

# 711 MONROE AVE

RIVER FOREST, IL 60305

**\$970,915** TopHap Estimate · \$373 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,603 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1942**

YEAR BUILT

**2**

STORIES

**9**

ROOMS

**2**

PARKING

## VALUATION

**\$971K**

**\$874K low**

**\$1.1M high**

Last Sale

**\$395,000 · Aug 10, 2000**

Est. Owner Equity

**\$670,915**

Loan-to-Value

**32%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$18,244 (2023) |
| Assessed Value        | \$69,958        |
| Previous Assessed     | \$69,958        |
| Assessor Market Value | \$699,580       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Cook                    |
| Lot (acres)   | 0.16                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Detached        |

## CLIMATE RISK

|                   |                      |                   |                    |                      |
|-------------------|----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>1</b><br>WILDFIRE | <b>69</b><br>HEAT | <b>67</b><br>STORM | <b>45</b><br>DROUGHT |
|-------------------|----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------------|-----------|--------------------|--------|
| Aug 10, 2000 | Resale | Grant Deed | \$395,000 | \$152              |        |
| Nov 26, 1997 | Resale | Grant Deed | \$275,000 | \$106              | \$261K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Roosevelt School                    | Middle     | 5–8    | 0.1 mi   |
| Lincoln Elementary School           | Elementary | PK–4   | 0.5 mi   |
| Oak Park & River Forest High School | High       | 9–12   | 1.2 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>29</b><br>CRIME INDEX | <b>133</b><br>AIR POLLUTION | <b>11,189</b><br>POPULATION | <b>\$152K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>54%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|