

Single Family Residence **RESIDENTIAL**

705 MONROE AVE

RIVER FOREST, IL 60305

\$618,603 TopHap Estimate · \$444 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,394 ft²

LIVING AREA

0.16 ac

LOT SIZE

1942

YEAR BUILT

2

STORIES

7

ROOMS

1

PARKING

VALUATION

\$619K

\$578K low

\$660K high

Est. Owner Equity

\$403,053

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$10,832 (2023)
Assessed Value	\$45,537
Previous Assessed	\$45,537
Assessor Market Value	\$455,370

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	Cook
Lot (acres)	0.16
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Hot Water
Cooling	None
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK

1 FLOOD	1 WILDFIRE	69 HEAT	67 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 26, 2024	Quitclaim	Quit Claim Transfer	\$236,000	\$169	
Feb 21, 2020	Quitclaim	Quit Claim Transfer			
Feb 28, 2018	Quitclaim	Quit Claim Transfer			

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

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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