

Single Family Residence **RESIDENTIAL**

# 716 MONROE AVE

RIVER FOREST, IL 60305

**\$766,079** TopHap Estimate · \$410 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**1,869 ft<sup>2</sup>**

LIVING AREA

**0.2 ac**

LOT SIZE

**1891**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$766K**

**\$745K low**

**\$787K high**

Last Sale

**\$700,000 · May 8, 2024**

Est. Owner Equity

**\$516,079**

Loan-to-Value

**33%**

## TAX & ASSESSMENT

|                       |                        |
|-----------------------|------------------------|
| Property Tax          | <b>\$12,829 (2023)</b> |
| Assessed Value        | <b>\$52,832</b>        |
| Previous Assessed     | <b>\$52,831</b>        |
| Assessor Market Value | <b>\$528,320</b>       |

## PROPERTY FACTS

|               |                                              |
|---------------|----------------------------------------------|
| Property Type | <b>Single Family Residence</b>               |
| Style         | <b>Ranch</b>                                 |
| County        | <b>Cook</b>                                  |
| Lot (acres)   | <b>0.20</b>                                  |
| Construction  | <b>Masonry/Concrete Masonry Units (Cmus)</b> |
| Roof          | <b>Composition Shingle</b>                   |
| Heating       | <b>Forced Air</b>                            |
| Cooling       | <b>Central</b>                               |
| Fireplace     | <b>Yes</b>                                   |
| Garage        | <b>Garage, Detached</b>                      |

## 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   |
|---------------------|-----------|---------------------|-----------|--------------------|--------|
| <b>Mar 21, 2024</b> | Resale    | Warranty Deed       | \$700,000 | \$375              | \$250K |
| <b>Oct 30, 2014</b> | Financing | Grant Deed          |           |                    | \$125K |
| <b>Feb 23, 2009</b> | Quitclaim | Quit Claim Transfer |           |                    |        |
| <b>Feb 15, 2008</b> | Financing | Trustees Deed       |           |                    | \$24K  |

## ASSIGNED SCHOOLS

| SCHOOL                                         | LEVEL      | GRADES | DISTANCE |
|------------------------------------------------|------------|--------|----------|
| <b>Roosevelt School</b>                        | Middle     | 5–8    | 0.1 mi   |
| <b>Lincoln Elementary School</b>               | Elementary | PK–4   | 0.5 mi   |
| <b>Oak Park &amp; River Forest High School</b> | 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> |
|-----------|-----------------------|