

Single Family Residence **RESIDENTIAL**

706 MONROE AVE

RIVER FOREST, IL 60305

\$1,704,370 TopHap Estimate · \$492 / ft² · confidence 80 · as of Jul 14, 2026



5

BEDS

6

BATHS

3,461 ft²

LIVING AREA

0.2 ac

LOT SIZE

1888

YEAR BUILT

2

STORIES

12

ROOMS

2

PARKING

VALUATION

\$1.7M

\$1.4M low

\$2M high

Last Sale

\$1,600,000 · Jan 29, 2025

Est. Owner Equity

\$704,370

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$11,920 (2023)
Assessed Value	\$171,360
Previous Assessed	\$43,542
Assessor Market Value	\$1,713,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Two Family
County	Cook
Lot (acres)	0.20
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Detached

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 19, 2024	Resale	Warranty Deed	\$1,600,000	\$462	\$1M
Apr 1, 2022	Quitclaim	Quit Claim Transfer			\$765K
Nov 10, 2021	Resale	Warranty Deed	\$400,000	\$116	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roosevelt School	Middle	5–8	0.1 mi
Lincoln Elementary School	Elementary	PK–4	0.4 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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