

Single Family Residence **RESIDENTIAL**

704 MONROE AVE

RIVER FOREST, IL 60305

\$2,250,000 TopHap Estimate · \$1,853 / ft² · confidence 83 · as of Jul 14, 2026



4

BEDS

1

BATHS

1,214 ft²

LIVING AREA

0.2 ac

LOT SIZE

1911

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$2.3M

\$1.9M low

\$2.6M high

Last Sale

\$475,000 · Jun 6, 2025

Est. Owner Equity

\$1,471,455

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$9,317 (2023)
Assessed Value	\$40,000
Previous Assessed	\$40,000
Assessor Market Value	\$400,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	COOK
Lot (acres)	0.20
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Garage	Garage, Detached
Pool	No

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
Mar 20, 2025	Resale	Warranty Deed	\$475,000	\$391	\$779K
Jun 5, 2023	Resale	Warranty Deed	\$415,000	\$342	

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	Absentee owner
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