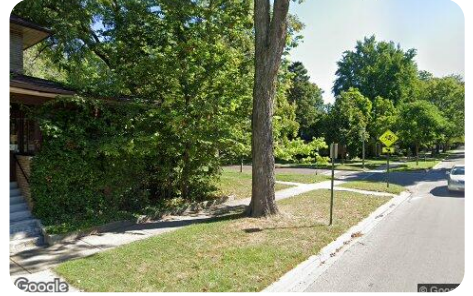


Single Family Residence **RESIDENTIAL**

# 700 MONROE AVE

RIVER FOREST, IL 60305

**\$637,547** TopHap Estimate · \$300 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**2,123 ft<sup>2</sup>**

LIVING AREA

**3,640 ft<sup>2</sup>**

LOT SIZE

**1918**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$638K**

\$596K low

\$679K high

Last Sale

**\$592,000 · Oct 3, 2024**

Est. Owner Equity

**\$637,547**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$9,601 (2023) |
| Assessed Value        | \$55,000       |
| Previous Assessed     | \$55,000       |
| Assessor Market Value | \$550,000      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | Old Style                             |
| County        | Cook                                  |
| Lot (acres)   | 0.08                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Forced Air                            |
| Cooling       | None                                  |
| Garage        | Garage, Detached                      |

## CLIMATE RISK

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

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN |
|--------------|--------|---------------|-----------|--------------------|------|
| Sep 20, 2024 | Resale | Warranty Deed | \$592,000 | \$279              |      |

## 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|