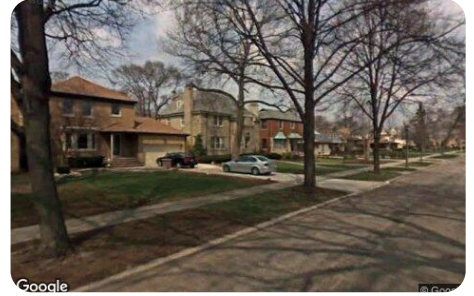
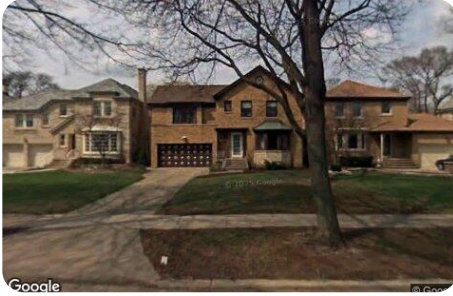


Single Family Residence **RESIDENTIAL**

1426 MONROE AVE

RIVER FOREST, IL 60305

\$1,081,928 TopHap Estimate · \$334 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,238 ft²

LIVING AREA

0.22 ac

LOT SIZE

1954

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.1M

\$1M low

\$1.2M high

Last Sale

\$625,000 · Jun 10, 2016

Est. Owner Equity

\$367,928

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$24,601 (2023)
Assessed Value	\$93,180
Previous Assessed	\$93,180
Assessor Market Value	\$931,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cook
Lot (acres)	0.22
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK

1 FLOOD	1 WILDFIRE	68 HEAT	65 STORM	45 DROUGHT
-------------------	----------------------	-------------------	--------------------	----------------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 19, 2023	Financing	Intrafamily Transfer			
Jun 9, 2016	Resale	Grant Deed	\$625,000	\$193	\$500K
May 12, 2009	Quitclaim	Quit Claim Transfer			
Jul 13, 2004	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.3 mi
Roosevelt School	Middle	5–8	0.9 mi
Oak Park & River Forest High School	High	9–12	1.6 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------