

Single Family Residence **RESIDENTIAL**

1422 MONROE AVE

RIVER FOREST, IL 60305

\$1,393,760 TopHap Estimate · \$342 / ft² · confidence 92 · as of Jul 14, 2026



5

BEDS

3

BATHS

4,080 ft²

LIVING AREA

0.22 ac

LOT SIZE

1948

YEAR BUILT

2

STORIES

11

ROOMS

2

PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.5M high

Last Sale

\$440,000 · Oct 31, 1997

Est. Owner Equity

\$1,155,760

Loan-to-Value

16%

TAX & ASSESSMENT

Property Tax	\$27,659 (2023)
Assessed Value	\$107,000
Previous Assessed	\$107,000
Assessor Market Value	\$1,070,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.22
Construction	Frame (Unspecified)
Roof	Slate
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK

1 FLOOD	1 WILDFIRE	68 HEAT	65 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 2, 2016	Quitclaim	Quit Claim Transfer			
Oct 31, 1997	Resale	Trustees Deed	\$440,000	\$108	\$215K
Oct 31, 1997	Resale	Trustees Deed	\$440,000	\$108	\$55K

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

OWNERSHIP

Occupancy	Owner occupied
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