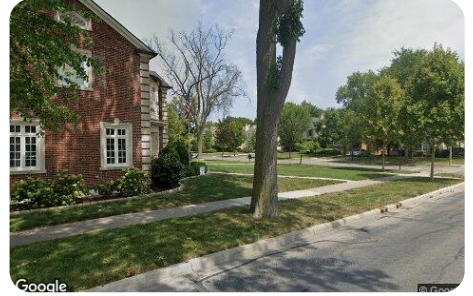


Single Family Residence **RESIDENTIAL**

1402 MONROE AVE

RIVER FOREST, IL 60305

\$1,498,755 TopHap Estimate · \$446 / ft² · confidence 94 · as of Jul 14, 2026



5

BEDS

4

BATHS

3,359 ft²

LIVING AREA

0.23 ac

LOT SIZE

1909

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$1.5M

\$1.4M low

\$1.6M high

Last Sale

\$935,000 · Jul 7, 2016

Est. Owner Equity

\$1,181,955

Loan-to-Value

21%

TAX & ASSESSMENT

Property Tax	\$2,908 (2023)
Assessed Value	\$96,822
Previous Assessed	\$96,821
Assessor Market Value	\$968,220

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.23
Construction	Masonry/Concrete Masonry Units (Cmus)
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
Jun 25, 2016	Resale	Warranty Deed	\$935,000	\$278	
Feb 14, 2000	Resale	Grant Deed	\$580,000	\$173	\$406K

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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