

Single Family Residence **RESIDENTIAL**

1447 MONROE AVE

RIVER FOREST, IL 60305

\$1,020,899 TopHap Estimate · \$344 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,969 ft²

LIVING AREA

0.22 ac

LOT SIZE

1952

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1M

\$977K low

\$1.1M high

Last Sale

\$630,000 · Oct 20, 2020

Est. Owner Equity

\$642,899

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$20,446 (2023)
Assessed Value	\$78,000
Previous Assessed	\$78,000
Assessor Market Value	\$780,000

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	1 WILDFIRE	67 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
Aug 25, 2020	Resale	Warranty Deed	\$630,000	\$212	\$378K
Aug 10, 2000	Resale	Grant Deed	\$515,000	\$173	\$350K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.4 mi
Roosevelt School	Middle	5–8	1.0 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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