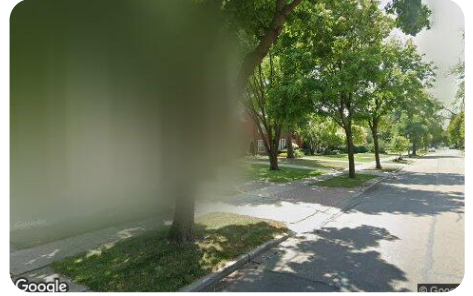


Single Family Residence **RESIDENTIAL**

1439 MONROE AVE

RIVER FOREST, IL 60305

\$1,050,346 TopHap Estimate · \$367 / ft² · confidence 94 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,860 ft²

LIVING AREA

0.22 ac

LOT SIZE

1941

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$1.1M

\$992K low

\$1.1M high

Est. Owner Equity

\$498,346

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$19,858 (2023)
Assessed Value	\$75,854
Previous Assessed	\$75,854
Assessor Market Value	\$758,540

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.22
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Forced Air
Cooling	None
Fireplace	Yes
Garage	Garage, Detached

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
May 23, 2012	Financing	Affidavit Death Of Trustee/Successor Trustee			\$588K
Aug 20, 2004	Resale	Warranty Deed	\$83,000	\$29	\$400K

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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