

Single Family Residence **RESIDENTIAL**

1435 MONROE AVE

RIVER FOREST, IL 60305

\$1,195,883 TopHap Estimate · \$476 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,513 ft²

LIVING AREA

0.22 ac

LOT SIZE

1949

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$1,150,000 · May 22, 2025

Est. Owner Equity

\$278,883

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$18,625 (2023)
Assessed Value	\$74,000
Previous Assessed	\$74,000
Assessor Market Value	\$740,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.22
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Slate
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
Apr 7, 2026	Financing	Mortgage			\$917K
May 5, 2025	Resale	Deed	\$1,150,000	\$458	\$920K
Aug 28, 2023	Financing	Intrafamily Transfer			

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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