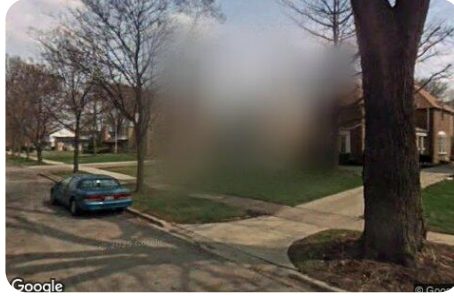


Single Family Residence **RESIDENTIAL**

1427 MONROE AVE

RIVER FOREST, IL 60305

\$970,665 TopHap Estimate · \$432 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,249 ft²

LIVING AREA

0.22 ac

LOT SIZE

1938

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$971K

\$888K low

\$1.1M high

Last Sale

\$1,028,250 · Jul 31, 2015

Est. Owner Equity

\$353,715

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$19,440 (2023)
Assessed Value	\$71,010
Previous Assessed	\$71,010
Assessor Market Value	\$710,100

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, Detached

CLIMATE RISK

1 FLOOD	1 WILDFIRE	69 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
Sep 26, 2024	Financing	Intrafamily Transfer			
Jul 20, 2015	Resale	Warranty Deed	\$1,028,250	\$457	\$617K
Feb 15, 2013	Quitclaim	Quit Claim Transfer			
Jun 22, 1998	Resale	Grant Deed	\$380,000	\$169	\$220K

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

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CRIME INDEX

133

AIR POLLUTION

11,189

POPULATION

\$152K

MEDIAN IN-COME

50°F

AVG TEMP

54%

SUNSHINE

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

| OWNERSHIP

Occupancy

Owner occupied