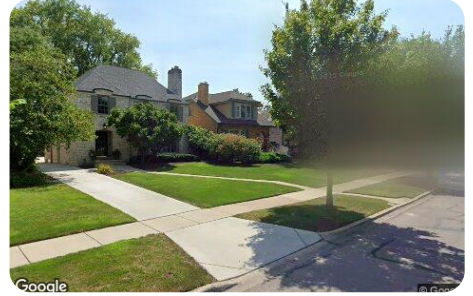
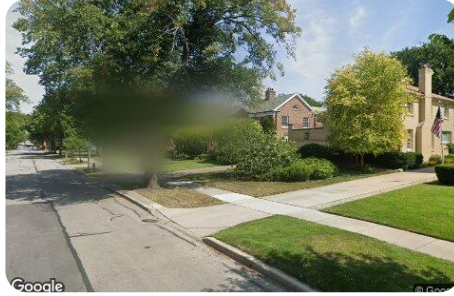


Single Family Residence **RESIDENTIAL**

1415 MONROE AVE

RIVER FOREST, IL 60305

\$1,288,563 TopHap Estimate · \$357 / ft² · confidence 93 · as of Jul 14, 2026



4
BEDS

2
BATHS

3,610 ft²
LIVING AREA

0.22 ac
LOT SIZE

1940
YEAR BUILT

2
STORIES

10
ROOMS

2
PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Last Sale

\$315,000 · Jun 15, 1993

Est. Owner Equity

\$871,563

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$27,290 (2023)
Assessed Value	\$103,000
Previous Assessed	\$103,000
Assessor Market Value	\$1,030,000

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	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 3, 1999	Financing	Grant Deed			\$600K

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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