

Single Family Residence **RESIDENTIAL**

626 MONROE AVE

RIVER FOREST, IL 60305

\$843,029 TopHap Estimate · \$412 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,048 ft²

LIVING AREA

0.21 ac

LOT SIZE

1924

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$843K

\$767K low

\$919K high

Last Sale

\$417,000 · May 14, 1999

Est. Owner Equity

\$490,029

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$12,878 (2023)
Assessed Value	\$62,000
Previous Assessed	\$62,000
Assessor Market Value	\$620,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Old Style
County	Cook
Lot (acres)	0.21
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Forced Air
Cooling	None
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

32
FLOOD

1
WILDFIRE

69
HEAT

67
STORM

45
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 14, 1999	Resale	Grant Deed	\$417,000	\$204	\$375K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roosevelt School	Middle	5–8	0.1 mi
Lincoln Elementary School	Elementary	PK–4	0.4 mi
Oak Park & River Forest High School	High	9–12	1.2 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------