

Single Family Residence **RESIDENTIAL**

1418 MONROE AVE

RIVER FOREST, IL 60305

\$972,997 TopHap Estimate · \$374 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,604 ft²

LIVING AREA

0.22 ac

LOT SIZE

1949

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$973K

\$908K low

\$1M high

Last Sale

\$569,000 · May 13, 2015

Est. Owner Equity

\$411,197

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$18,990 (2023)
Assessed Value	\$72,683
Previous Assessed	\$72,682
Assessor Market Value	\$726,830

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	68 HEAT	65 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 29, 2015	Resale	Warranty Deed	\$569,000	\$219	\$619K
May 16, 2011	Quitclaim	Quit Claim Transfer			
May 16, 2011	Quitclaim	Quit Claim Transfer			
Sep 10, 2004	Resale	Grant Deed	\$837,500	\$322	
Feb 26, 2004	Quitclaim	Quit Claim Transfer			

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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