

Single Family Residence **RESIDENTIAL**

631 MONROE AVE

RIVER FOREST, IL 60305

\$696,361 TopHap Estimate · \$462 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,508 ft²

LIVING AREA

0.19 ac

LOT SIZE

1918

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$696K

\$656K low

\$737K high

Last Sale

\$600,000 · Apr 21, 2005

Est. Owner Equity

\$151,361

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$12,875 (2023)
Assessed Value	\$53,000
Previous Assessed	\$52,999
Assessor Market Value	\$530,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	Cook
Lot (acres)	0.19
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
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
Aug 15, 2024	Financing	Intrafamily Transfer			
Apr 21, 2005	Resale	Warranty Deed	\$600,000	\$398	\$300K
Dec 15, 2003	Resale	Grant Deed	\$320,000	\$212	
Oct 6, 1997	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roosevelt School	Middle	5–8	0.2 mi
Lincoln Elementary School	Elementary	PK–4	0.5 mi
Oak Park & River Forest High School	High	9–12	1.1 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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