

Single Family Residence **RESIDENTIAL**

1322 MONROE AVE

RIVER FOREST, IL 60305

\$1,326,529 TopHap Estimate · \$420 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,155 ft²

LIVING AREA

0.22 ac

LOT SIZE

1933

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.3M

\$1.3M low

\$1.4M high

Last Sale

\$935,000 · Jun 14, 2016

Est. Owner Equity

\$446,529

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$27,837 (2023)
Assessed Value	\$105,000
Previous Assessed	\$105,000
Assessor Market Value	\$1,050,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.22
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Tile
Heating	Hot Water
Cooling	None
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK

41 FLOOD	1 WILDFIRE	68 HEAT	65 STORM	45 DROUGHT
-------------	---------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 27, 2016	Resale	Warranty Deed	\$935,000	\$296	\$748K
Aug 19, 2011	Resale	Warranty Deed	\$800,000	\$254	\$600K
Feb 5, 2003	Resale	Grant Deed	\$770,000	\$244	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.3 mi
Roosevelt School	Middle	5–8	0.8 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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