

Single Family Residence **RESIDENTIAL**

754 MONROE AVE

RIVER FOREST, IL 60305

\$957,412 TopHap Estimate · \$359 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,668 ft²

LIVING AREA

0.2 ac

LOT SIZE

1928

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$957K

\$900K low

\$1M high

Last Sale

\$800,000 · Jul 13, 2007

Est. Owner Equity

\$0

Loan-to-Value

105%

TAX & ASSESSMENT

Property Tax	\$20,163 (2023)
Assessed Value	\$76,969
Previous Assessed	\$76,969
Assessor Market Value	\$769,690

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.20
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Tile
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
Jun 25, 2007	Resale	Grant Deed	\$800,000	\$300	\$575K
May 14, 2004	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roosevelt School	Middle	5–8	0.1 mi
Willard Elementary School	Elementary	PK–4	0.7 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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