

Single Family Residence **RESIDENTIAL**

603 MONROE AVE

RIVER FOREST, IL 60305

\$1,428,284 TopHap Estimate · \$367 / ft² · confidence 94 · as of Jul 14, 2026



6

BEDS

4

BATHS

3,888 ft²

LIVING AREA

0.2 ac

LOT SIZE

1923

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.5M high

Est. Owner Equity

\$1,198,284

Loan-to-Value

17%

TAX & ASSESSMENT

Property Tax	\$27,016 (2023)
Assessed Value	\$102,000
Previous Assessed	\$102,000
Assessor Market Value	\$1,020,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.20
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

10 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
Oct 19, 2011	Quitclaim	Quit Claim Transfer			
Aug 25, 2011	Quitclaim	Quit Claim Transfer			
Feb 14, 2006	Quitclaim	Quit Claim Transfer			
Sep 26, 2000	Non-arms-length	Grant Deed	\$3,500,000	\$900	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roosevelt School	Middle	5–8	0.2 mi
Lincoln Elementary School	Elementary	PK–4	0.4 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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