

Single Family Residence **RESIDENTIAL**

830 MONROE AVE

RIVER FOREST, IL 60305

\$1,048,799 TopHap Estimate · \$506 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

2
BATHS

2,072 ft²
LIVING AREA

0.26 ac
LOT SIZE

1925
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$1M

\$984K low

\$1.1M high

Last Sale

\$796,000 · Apr 6, 2022

Est. Owner Equity

\$332,879

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$19,351 (2023)
Assessed Value	\$74,000
Previous Assessed	\$74,000
Assessor Market Value	\$740,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Old Style
County	Cook
Lot (acres)	0.26
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Hot Water
Cooling	None
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
Mar 8, 2022	Resale	Warranty Deed	\$796,000	\$384	\$597K
Feb 28, 2017	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roosevelt School	Middle	5–8	0.2 mi
Willard Elementary School	Elementary	PK–4	0.6 mi
Oak Park & River Forest High School	High	9–12	1.3 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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