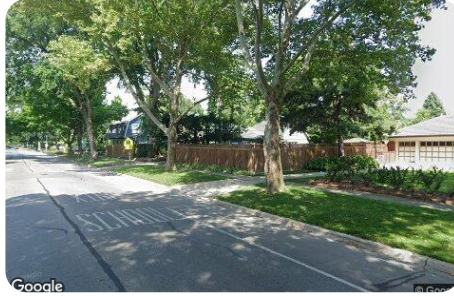


Single Family Residence **RESIDENTIAL**

806 MONROE AVE

RIVER FOREST, IL 60305

\$1,580,462 TopHap Estimate · \$453 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

3,489 ft²

LIVING AREA

0.43 ac

LOT SIZE

1921

YEAR BUILT

2

STORIES

9

ROOMS

3

PARKING

VALUATION

\$1.6M

\$1.5M low

\$1.7M high

Last Sale

\$1,025,000 · Sep 30, 2020

Est. Owner Equity

\$1,078,462

Loan-to-Value

34%

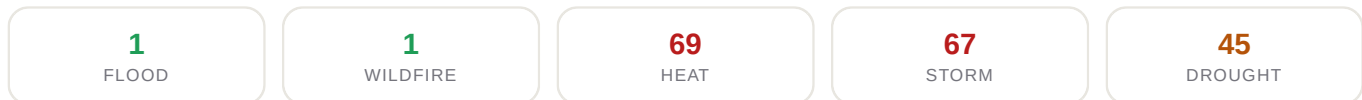
TAX & ASSESSMENT

Property Tax	\$28,932 (2023)
Assessed Value	\$109,000
Previous Assessed	\$108,999
Assessor Market Value	\$1,090,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.43
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 5, 2020	Resale	Grant Deed	\$1,025,000	\$294	\$510K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roosevelt School	Middle	5–8	0.2 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.

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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