

Single Family Residence **RESIDENTIAL**

1344 MONROE AVE

RIVER FOREST, IL 60305

\$662,011 TopHap Estimate · \$281 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,354 ft²

LIVING AREA

0.22 ac

LOT SIZE

1964

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$662K

\$604K low

\$720K high

Last Sale

\$655,000 · Mar 5, 2026

Est. Owner Equity

\$163,011

Loan-to-Value

76%

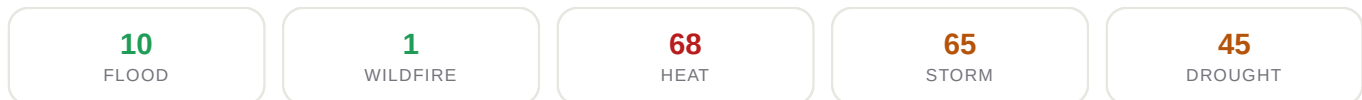
TAX & ASSESSMENT

Property Tax	\$17,074 (2023)
Assessed Value	\$68,336
Previous Assessed	\$68,336
Assessor Market Value	\$683,360

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cook
Lot (acres)	0.22
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 2, 2026	Resale	Deed	\$655,000	\$278	\$499K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.3 mi
Roosevelt School	Middle	5–8	0.9 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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