

Single Family Residence **RESIDENTIAL**

1316 MONROE AVE

RIVER FOREST, IL 60305

\$1,410,693 TopHap Estimate · \$402 / ft² · confidence 91 · as of Jul 14, 2026



6

BEDS

3.5

BATHS

3,508 ft²

LIVING AREA

0.29 ac

LOT SIZE

1932

YEAR BUILT

2

STORIES

12

ROOMS

1

PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.5M high

Est. Owner Equity

\$1,410,693

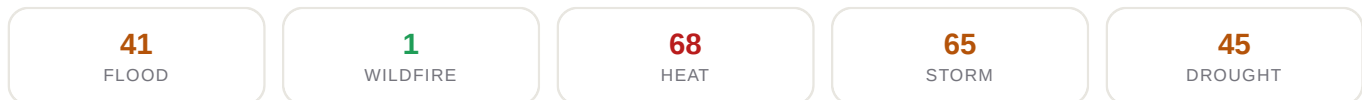
TAX & ASSESSMENT

Property Tax	\$26,540 (2023)
Assessed Value	\$99,795
Previous Assessed	\$102,916
Assessor Market Value	\$997,950

PROPERTY FACTS

Property Type	Single Family Residence
County	COOK
Lot (acres)	0.29
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Slate
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 24, 2025	Financing	Intrafamily Transfer			
Apr 21, 2003	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.3 mi
Roosevelt School	Middle	5–8	0.8 mi
Oak Park & River Forest High School	High	9–12	1.5 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	Absentee owner
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