

Single Family Residence **RESIDENTIAL**

523 MONROE AVE

RIVER FOREST, IL 60305

\$829,990 TopHap Estimate · \$402 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,064 ft²

LIVING AREA

0.2 ac

LOT SIZE

1923

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$830K

\$763K low

\$897K high

Est. Owner Equity

\$573,790

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$14,792 (2023)
Assessed Value	\$60,000
Previous Assessed	\$60,000
Assessor Market Value	\$600,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Old Style
County	Cook
Lot (acres)	0.20
Roof	Composition Shingle
Heating	Hot Water
Cooling	None
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

38 FLOOD	1 WILDFIRE	69 HEAT	67 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roosevelt School	Middle	5–8	0.3 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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