

Single Family Residence

RESIDENTIAL

712 MONROE AVE

RIVER FOREST, IL 60305

\$556,642 TopHap Estimate · \$303 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,839 ft²

LIVING AREA

0.2 ac

LOT SIZE

1886

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$557K

\$520K low

\$594K high

Last Sale

\$515,000 · Sep 24, 2024

Est. Owner Equity

\$556,642

TAX & ASSESSMENT

Property Tax	\$7,968 (2023)
Assessed Value	\$61,000
Previous Assessed	\$61,000
Assessor Market Value	\$610,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Old Style
County	Cook
Lot (acres)	0.20
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Hot Water
Cooling	None
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
Sep 20, 2024	Resale	Deed	\$515,000	\$280	
May 30, 2024	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roosevelt School	Middle	5–8	0.1 mi
Lincoln Elementary School	Elementary	PK–4	0.4 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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