

Single Family Residence **RESIDENTIAL**

1240 MONROE AVE

RIVER FOREST, IL 60305

\$1,249,285 TopHap Estimate · \$376 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,321 ft²
LIVING AREA

0.28 ac
LOT SIZE

1933

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.4M high

Est. Owner Equity

\$809,285

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$22,599 (2023)
Assessed Value	\$88,520
Previous Assessed	\$88,518
Assessor Market Value	\$885,200

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.28
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Tile
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK

10 FLOOD	1 WILDFIRE	68 HEAT	65 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 3, 2019	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.3 mi
Roosevelt School	Middle	5–8	0.7 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	Owner occupied
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