

Single Family Residence **RESIDENTIAL**

1241 MONROE AVE

RIVER FOREST, IL 60305

\$1,440,490 TopHap Estimate · \$385 / ft² · confidence 77 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,745 ft²

LIVING AREA

0.15 ac

LOT SIZE

1937

YEAR BUILT

2

STORIES

11

ROOMS

2

PARKING

VALUATION

\$1.4M

\$1.1M low

\$1.8M high

Last Sale

\$1,032,000 · Jul 30, 2013

Est. Owner Equity

\$1,440,490

TAX & ASSESSMENT

Property Tax	\$13,704 (2023)
Assessed Value	\$51,717
Previous Assessed	\$51,716
Assessor Market Value	\$517,170

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.15
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Forced Air
Cooling	None
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK

10 FLOOD	1 WILDFIRE	69 HEAT	67 STORM	45 DROUGHT
-------------	---------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 20, 2013	Resale	Warranty Deed	\$1,032,000	\$276	
Jun 9, 2004	Resale	Grant Deed	\$970,000	\$259	\$470K

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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------