

Single Family Residence **RESIDENTIAL**

918 MONROE AVE

RIVER FOREST, IL 60305

\$884,422 TopHap Estimate · \$399 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,218 ft²

LIVING AREA

0.26 ac

LOT SIZE

1925

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$884K

\$807K low

\$962K high

Last Sale

\$910,000 · Mar 22, 2021

Est. Owner Equity

\$156,422

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$20,273 (2023)
Assessed Value	\$77,370
Previous Assessed	\$77,370
Assessor Market Value	\$773,700

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.26
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Tile
Heating	Hot Water
Cooling	None
Fireplace	Yes
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
Jan 13, 2021	Resale	Warranty Deed	\$910,000	\$410	\$728K
May 13, 2015	Resale	Warranty Deed	\$785,000	\$354	\$417K
Jul 26, 2013	Resale	Warranty Deed	\$790,000	\$356	\$632K
Sep 12, 2008	Resale	Warranty Deed	\$800,000	\$361	\$417K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roosevelt School	Middle	5–8	0.3 mi
Willard Elementary School	Elementary	PK–4	0.5 mi
Oak Park & River Forest High School	High	9–12	1.3 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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