

Single Family Residence **RESIDENTIAL**

923 MONROE AVE

RIVER FOREST, IL 60305

\$1,154,299 TopHap Estimate · \$369 / ft² · confidence 94 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,128 ft²

LIVING AREA

0.22 ac

LOT SIZE

1920

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.2M high

Last Sale

\$384,000 · Sep 25, 2017

Est. Owner Equity

\$924,299

Loan-to-Value

19%

TAX & ASSESSMENT

Property Tax	\$20,719 (2023)
Assessed Value	\$79,000
Previous Assessed	\$79,000
Assessor Market Value	\$790,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.22
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	None
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

10 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
Dec 18, 2023	Financing	Intrafamily Transfer			
Sep 21, 2017	Resale	Grant Deed	\$384,000	\$123	\$230K
Feb 8, 2016	Quitclaim	Quit Claim Transfer			
Jun 1, 2006	Resale	Warranty Deed	\$840,000	\$269	\$260K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roosevelt School	Middle	5–8	0.3 mi
Willard Elementary School	Elementary	PK–4	0.6 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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