

Single Family Residence **RESIDENTIAL**

1310 MONROE AVE

RIVER FOREST, IL 60305

\$1,356,748 TopHap Estimate · \$488 / ft² · confidence 94 · as of Jul 14, 2026



6

BEDS

3.5

BATHS

2,780 ft²

LIVING AREA

0.29 ac

LOT SIZE

1934

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.4M high

Last Sale

\$708,000 · Dec 23, 2008

Est. Owner Equity

\$69,748

Loan-to-Value

90%

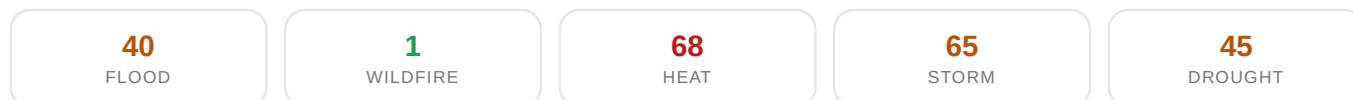
TAX & ASSESSMENT

Property Tax	\$21,991 (2023)
Assessed Value	\$83,647
Previous Assessed	\$83,647
Assessor Market Value	\$836,470

PROPERTY FACTS

Property Type	Single Family Residence
County	COOK
Lot (acres)	0.29
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Slate
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 11, 2017	Quitclaim	Quit Claim Transfer			
Dec 22, 2008	Resale	Warranty Deed	\$708,000	\$255	\$417K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.3 mi
Roosevelt School	Middle	5–8	0.8 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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