

Single Family Residence **RESIDENTIAL**

834 MONROE AVE

RIVER FOREST, IL 60305

\$1,045,880 TopHap Estimate · \$420 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

4

BATHS

2,490 ft²

LIVING AREA

0.26 ac

LOT SIZE

1921

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1M

\$963K low

\$1.1M high

Last Sale

\$868,000 · Oct 21, 2013

Est. Owner Equity

\$378,280

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$24,004 (2023)
Assessed Value	\$91,000
Previous Assessed	\$91,000
Assessor Market Value	\$910,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.26
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Hot Water
Cooling	Central
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
Aug 30, 2013	Resale	Warranty Deed	\$868,000	\$349	
Jul 17, 2009	Resale	Warranty Deed	\$695,000	\$279	\$417K
Oct 11, 2005	Quitclaim	Quit Claim Transfer			\$360K
Jul 1, 2005	Resale	Warranty Deed	\$705,500	\$283	\$529K
Nov 29, 1999	Resale	Grant Deed	\$450,000	\$181	\$383K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roosevelt School	Middle	5–8	0.2 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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