

Single Family Residence **RESIDENTIAL**

731 MONROE AVE

RIVER FOREST, IL 60305

\$1,265,153 TopHap Estimate · \$356 / ft² · confidence 81 · as of Jul 14, 2026



5

BEDS

2

BATHS

3,549 ft²

LIVING AREA

0.2 ac

LOT SIZE

1921

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$1.3M

\$1M low

\$1.5M high

Last Sale

\$520,000 · Sep 28, 2004

Est. Owner Equity

\$856,153

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$26,195 (2023)
Assessed Value	\$99,000
Previous Assessed	\$99,000
Assessor Market Value	\$990,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Old Style
County	Cook
Lot (acres)	0.20
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
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 26, 2004	Resale	Warranty Deed	\$520,000	\$147	\$390K
Jan 6, 2004	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roosevelt School	Middle	5–8	0.2 mi
Lincoln Elementary School	Elementary	PK–4	0.5 mi
Oak Park & River Forest High School	High	9–12	1.2 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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