

Single Family Residence **RESIDENTIAL**

1326 MONROE AVE

RIVER FOREST, IL 60305

\$1,123,275 TopHap Estimate · \$377 / ft² · confidence 94 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,980 ft²

LIVING AREA

0.22 ac

LOT SIZE

1937

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$1.1M

\$1.1M low

\$1.2M high

Last Sale

\$742,000 · Jul 7, 2004

Est. Owner Equity

\$174,275

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$22,362 (2023)
Assessed Value	\$85,000
Previous Assessed	\$85,000
Assessor Market Value	\$850,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.22
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Slate
Heating	Forced Air
Cooling	None
Garage	Garage, Attached

CLIMATE RISK

40
FLOOD

1
WILDFIRE

68
HEAT

65
STORM

45
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 7, 2004	Resale	Grant Deed	\$742,000	\$249	\$430K

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	1.6 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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