

Single Family Residence **RESIDENTIAL**

926 MONROE AVE

RIVER FOREST, IL 60305

\$990,473 TopHap Estimate · \$433 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,289 ft²

LIVING AREA

0.26 ac

LOT SIZE

1920

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$990K

\$932K low

\$1M high

Last Sale

\$580,000 · Apr 1, 2012

Est. Owner Equity

\$674,473

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$19,825 (2023)
Assessed Value	\$75,734
Previous Assessed	\$75,733
Assessor Market Value	\$757,340

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.26
Construction	Masonry/Concrete Masonry Units (Cmus)
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
Mar 5, 2012	Resale	Warranty Deed	\$580,000	\$253	\$316K
Sep 2, 2008	Resale	Warranty Deed	\$730,000	\$319	\$584K
Jun 23, 2005	Resale	Warranty Deed	\$605,000	\$264	\$360K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roosevelt School	Middle	5–8	0.3 mi
Willard Elementary School	Elementary	PK–4	0.5 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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