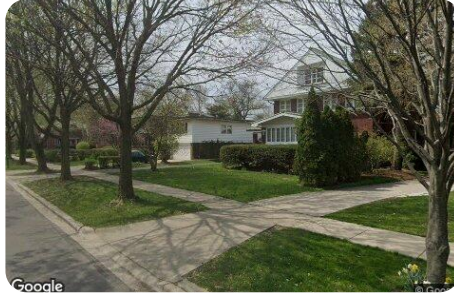


Single Family Residence **RESIDENTIAL**

820 MONROE AVE

RIVER FOREST, IL 60305

\$1,336,016 TopHap Estimate · \$368 / ft² · confidence 93 · as of Jul 14, 2026



6

BEDS

4

BATHS

3,630 ft²

LIVING AREA

0.28 ac

LOT SIZE

1924

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Est. Owner Equity

\$471,016

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$26,468 (2023)
Assessed Value	\$100,000
Previous Assessed	\$100,000
Assessor Market Value	\$1,000,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.28
Construction	Frame (Unspecified)
Roof	Tile
Heating	Hot Water
Cooling	None
Fireplace	Yes
Garage	Garage, Attached

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 3, 2019	Quitclaim	Quit Claim Transfer			
Sep 24, 2003	Non-arms-length	Grant Deed	\$770,000	\$212	
Sep 24, 2003	Resale	Grant Deed	\$770,000	\$212	\$616K

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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