

Single Family Residence **RESIDENTIAL**

734 MONROE AVE

RIVER FOREST, IL 60305

\$1,153,186 TopHap Estimate · \$393 / ft² · confidence 92 · as of Jul 14, 2026



5
BEDS

3
BATHS

2,932 ft²
LIVING AREA

0.2 ac
LOT SIZE

1923
YEAR BUILT

2
STORIES

11
ROOMS

2
PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.2M high

Last Sale

\$845,000 · Dec 17, 2012

Est. Owner Equity

\$477,186

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$21,732 (2023)
Assessed Value	\$82,698
Previous Assessed	\$82,698
Assessor Market Value	\$826,980

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.20
Construction	Frame (Unspecified)
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
-------------------	----------------------	-------------------	--------------------	----------------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 10, 2012	Resale	Warranty Deed	\$845,000	\$288	\$417K
Jan 12, 2009	Resale	Warranty Deed	\$1,000,000	\$341	
Dec 18, 2003	Resale	Grant Deed	\$505,000	\$172	\$404K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roosevelt School	Middle	5–8	0.1 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------