

Single Family Residence **RESIDENTIAL**

826 MONROE AVE

RIVER FOREST, IL 60305

\$1,687,541 TopHap Estimate · \$313 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

3

BATHS

5,386 ft²

LIVING AREA

0.26 ac

LOT SIZE

1924

YEAR BUILT

2

STORIES

11

ROOMS

2

PARKING

VALUATION

\$1.7M

\$1.6M low

\$1.7M high

Last Sale

\$543,000 · Feb 16, 2001

Est. Owner Equity

\$1,012,541

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$31,122 (2023)
Assessed Value	\$117,000
Previous Assessed	\$117,000
Assessor Market Value	\$1,170,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cook
Lot (acres)	0.26
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Tile
Heating	Hot Water
Cooling	None
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
Oct 4, 2023	Financing	Intrafamily Transfer			
Feb 16, 2001	Resale	Grant Deed	\$543,000	\$101	\$434K

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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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