

Single Family Residence **RESIDENTIAL**

1500 MONROE AVE

RIVER FOREST, IL 60305

\$843,797 TopHap Estimate · \$271 / ft² · confidence 92 · as of Jul 14, 2026



5

BEDS

4

BATHS

3,108 ft²

LIVING AREA

0.22 ac

LOT SIZE

1964

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$844K

\$778K low

\$909K high

Last Sale

\$505,000 · May 26, 2016

Est. Owner Equity

\$414,547

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$16,887 (2023)
Assessed Value	\$65,000
Previous Assessed	\$65,000
Assessor Market Value	\$650,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cook
Lot (acres)	0.22
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Raised (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Detached

CLIMATE RISK

1 FLOOD	1 WILDFIRE	66 HEAT	64 STORM	45 DROUGHT
------------	---------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 19, 2016	Resale	Grant Deed	\$505,000	\$162	\$429K
Oct 16, 2007	Quitclaim	Quit Claim Transfer			
May 14, 2002	Resale	Grant Deed	\$271,000	\$87	\$217K
May 14, 2002	Resale	Grant Deed	\$150,000	\$48	\$116K
Mar 27, 2002	Resale	Grant Deed	\$158,000	\$51	
Mar 21, 2002	Resale	Grant Deed	\$143,500	\$46	\$130K
Mar 13, 2002	Resale	Grant Deed	\$200,500	\$65	\$160K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK-4	0.4 mi
Roosevelt School	Middle	5-8	1.0 mi
Oak Park & River Forest High School	High	9-12	1.7 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
-----------	----------------