

Condominium

**RESIDENTIAL**

# 1531 MONROE AVE

RIVER FOREST, IL 60305

**\$211,679** TopHap Estimate · \$154 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**1,375 ft<sup>2</sup>**

LIVING AREA

**0.49 ac**

LOT SIZE

**1953**

YEAR BUILT

**5**

ROOMS

## VALUATION

**\$212K**

\$205K low

\$218K high

Est. Owner Equity

**\$79,679**

Loan-to-Value

**59%**

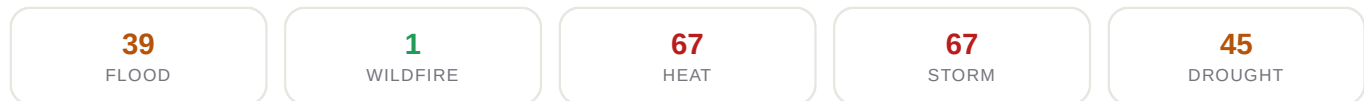
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,980 (2023) |
| Assessed Value        | \$14,202       |
| Previous Assessed     | \$14,202       |
| Assessor Market Value | \$142,020      |

## PROPERTY FACTS

|               |                  |
|---------------|------------------|
| Property Type | Condominium      |
| Style         | Condo/Apartment  |
| County        | Cook             |
| Lot (acres)   | 0.49             |
| Heating       | Yes              |
| Cooling       | Wall Unit        |
| Garage        | Garage, Attached |

## CLIMATE RISK



## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT² | LOAN  |
|--------------|-----------|----------------------|-------|--------|-------|
| Jul 13, 2020 | Financing | Intrafamily Transfer |       |        | \$99K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Willard Elementary School           | Elementary | PK–4   | 0.4 mi   |
| Roosevelt School                    | Middle     | 5–8    | 1.1 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<br>CRIME INDEX | 133<br>AIR POLLUTION | 11,189<br>POPULATION | \$152K<br>MEDIAN IN-COME | 50°F<br>AVG TEMP | 54%<br>SUNSHINE |
|-------------------|----------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

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