

Condominium

RESIDENTIAL

1531 MONROE AVE

RIVER FOREST, IL 60305

\$205,925 TopHap Estimate · \$150 / ft² · confidence 97 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,375 ft²

LIVING AREA

0.49 ac

LOT SIZE

1953

YEAR BUILT

5

ROOMS

VALUATION

\$206K

\$200K low

\$212K high

Est. Owner Equity

\$60,425

Loan-to-Value

69%

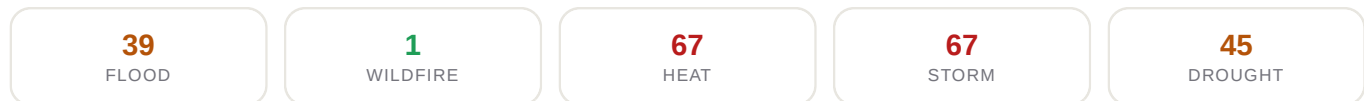
TAX & ASSESSMENT

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

PROPERTY FACTS

Property Type	Condominium
County	Cook
Lot (acres)	0.49
Heating	None
Garage	Garage, Detached

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 2, 2004	Resale	Grant Deed	\$150,000	\$109	\$146K

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 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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