

Condominium

RESIDENTIAL

1531 MONROE AVE

RIVER FOREST, IL 60305

\$208,427 TopHap Estimate · \$152 / 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

VALUATION

\$208K

\$202K low

\$214K high

Est. Owner Equity

\$208,427

TAX & ASSESSMENT

Property Tax	\$2,254 (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	None

CLIMATE RISK

39 FLOOD	1 WILDFIRE	67 HEAT	67 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 22, 2015	Financing	Grant Deed			\$95K
Jun 18, 2014	Quitclaim	Quit Claim Transfer			

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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