

Residential - Vacant Land **RESIDENTIAL**

1509 MONROE AVE
RIVER FOREST, IL 60305



304 ft²
LOT SIZE

VALUATION

Last Sale **\$830,000 · Dec 7, 2023**

TAX & ASSESSMENT

Property Tax	\$127 (2023)
Assessed Value	\$464
Previous Assessed	\$463
Assessor Market Value	\$4,640

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Cook
Lot (acres)	0.01
Heating	None

CLIMATE RISK

10 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	\$/FT ²	LOAN
Nov 28, 2023	Resale	Warranty Deed	\$830,000		\$581K
May 29, 2019	Resale	Grant Deed	\$420,000		\$535K
Dec 24, 2003	Resale	Grant Deed	\$480,000		\$380K
Apr 15, 2003	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.4 mi
Roosevelt School	Middle	5–8	1.0 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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