

Condominium

RESIDENTIAL

1531 MONROE AVE

RIVER FOREST, IL 60305

\$211,474 TopHap Estimate · confidence 92 · as of Jul 14, 2026



0.49 ac
LOT SIZE

1953
YEAR BUILT

VALUATION

\$211K

\$195K low

\$228K high

Last Sale

\$150,000 · Apr 2, 2004

Est. Owner Equity

\$65,974

Loan-to-Value

69%

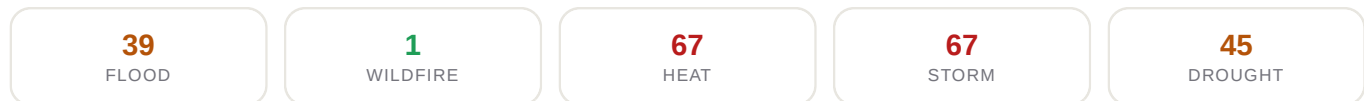
TAX & ASSESSMENT

Property Tax	\$178 (2023)
Assessed Value	\$651
Previous Assessed	\$651
Assessor Market Value	\$6,510

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	COOK
Lot (acres)	0.49
Pool	No

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		\$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	Absentee owner
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