

Single Family Residence **RESIDENTIAL**

1503 MONROE AVE

RIVER FOREST, IL 60305

\$1,081,720 TopHap Estimate · \$339 / ft² · confidence 76 · as of Jul 14, 2026



5

BEDS

5

BATHS

3,191 ft²

LIVING AREA

0.22 ac

LOT SIZE

1941

YEAR BUILT

2

STORIES

11

ROOMS

2

PARKING

VALUATION

\$1.1M

\$824K low

\$1.3M high

Last Sale

\$830,000 · Dec 7, 2023

Est. Owner Equity

\$507,279

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$24,707 (2023)
Assessed Value	\$90,249
Previous Assessed	\$90,249
Assessor Market Value	\$902,490

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.22
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK

1 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	\$260	\$581K
May 29, 2019	Resale	Grant Deed	\$420,000	\$132	\$535K
Mar 17, 2017	Recorded document	Trustees Deed			
Jan 20, 2005	Resale	Warranty Deed	\$825,000	\$259	\$650K
Dec 24, 2003	Resale	Grant Deed	\$480,000	\$150	\$380K

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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