

Condominium

RESIDENTIAL

1531 MONROE AVE

RIVER FOREST, IL 60305

\$205,211 TopHap Estimate · \$149 / ft² · confidence 92 · 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

\$205K

\$189K low

\$222K high

Last Sale

\$165,500 · Jul 1, 2008

Est. Owner Equity

\$43,929

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$3,041 (2023)
Assessed Value	\$14,424
Previous Assessed	\$14,423
Assessor Market Value	\$144,240

PROPERTY FACTS

Property Type	Condominium
County	Cook
Lot (acres)	0.49
Heating	Hot Water
Cooling	Window A/C

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 26, 2008	Resale	Warranty Deed	\$165,500	\$120	\$163K
Oct 2, 2007	Resale	Grant Deed	\$120,000	\$87	
Oct 20, 2006	Recorded document	Trustees Deed			

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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