

Single Family Residence **RESIDENTIAL**

903 THATCHER AVE

RIVER FOREST, IL 60305

\$886,120 TopHap Estimate · \$432 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,052 ft²

LIVING AREA

0.2 ac

LOT SIZE

1926

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$886K

\$823K low

\$949K high

Last Sale

\$625,000 · Jul 31, 2018

Est. Owner Equity

\$157,120

Loan-to-Value

86%

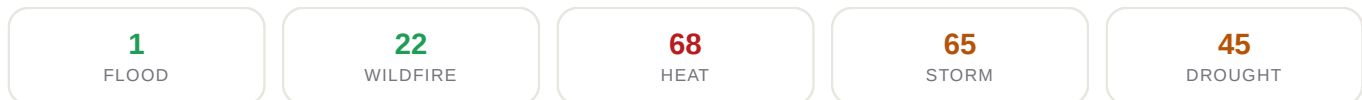
TAX & ASSESSMENT

Property Tax	\$16,756 (2023)
Assessed Value	\$64,521
Previous Assessed	\$64,521
Assessor Market Value	\$645,210

PROPERTY FACTS

Property Type	Single Family Residence
Style	Old Style
County	Cook
Lot (acres)	0.20
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 23, 2018	Resale	Grant Deed	\$625,000	\$305	\$531K
Mar 26, 2013	Quitclaim	Quit Claim Transfer			
Aug 4, 2009	Resale	Warranty Deed	\$550,000	\$268	\$325K
Jan 28, 1998	Resale	Grant Deed	\$219,000	\$107	\$175K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roosevelt School	Middle	5–8	0.6 mi
Willard Elementary School	Elementary	PK–4	0.7 mi
Oak Park & River Forest High School	High	9–12	1.9 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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