

Single Family Residence **RESIDENTIAL**

1435 THATCHER AVE

RIVER FOREST, IL 60305

\$743,611 TopHap Estimate · \$331 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,247 ft²

LIVING AREA

0.11 ac

LOT SIZE

1952

YEAR BUILT

1

STORIES

7

ROOMS

1

PARKING

VALUATION

\$744K

\$665K low

\$823K high

Last Sale

\$400,000 · Aug 11, 2009

Est. Owner Equity

\$455,111

Loan-to-Value

39%

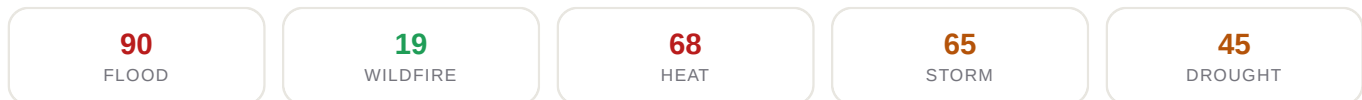
TAX & ASSESSMENT

Property Tax	\$3,808 (2023)
Assessed Value	\$14,574
Previous Assessed	\$14,574
Assessor Market Value	\$145,740

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cook
Lot (acres)	0.11
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 30, 2009	Resale	Grant Deed	\$400,000	\$178	\$225K

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	2.1 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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