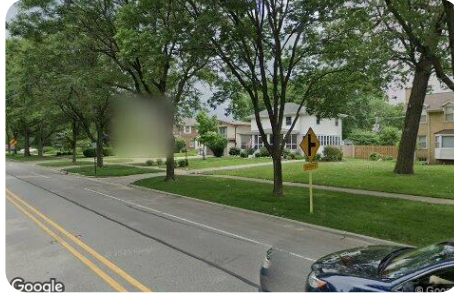


Single Family Residence **RESIDENTIAL**

1123 THATCHER AVE

RIVER FOREST, IL 60305

\$1,032,008 TopHap Estimate · \$303 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,408 ft²

LIVING AREA

0.26 ac

LOT SIZE

1923

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$1M

\$956K low

\$1.1M high

Last Sale

\$695,000 · Apr 9, 2021

Est. Owner Equity

\$832,008

Loan-to-Value

21%

TAX & ASSESSMENT

Property Tax	\$12,669 (2023)
Assessed Value	\$47,935
Previous Assessed	\$47,935
Assessor Market Value	\$479,350

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.26
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

1 FLOOD	11 WILDFIRE	68 HEAT	65 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 7, 2021	Resale	Warranty Deed	\$695,000	\$204	\$548K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.5 mi
Roosevelt School	Middle	5–8	0.8 mi
Oak Park & River Forest High School	High	9–12	2.0 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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