

Residential - Vacant Land

RESIDENTIAL

553 THATCHER AVE

RIVER FOREST, IL 60305

\$1,014,820 TopHap Estimate · confidence 85 · as of Jul 14, 2026



5

BEDS

5

BATHS

1,278 ft²

LOT SIZE

3

STORIES

12

ROOMS

VALUATION

\$1M

\$861K low

\$1.2M high

Last Sale

\$1,100,000 · Aug 27, 2009

Est. Owner Equity

\$466,570

TAX & ASSESSMENT

Property Tax	\$420 (2023)
Assessed Value	\$1,534
Previous Assessed	\$1,533
Assessor Market Value	\$15,340

PROPERTY FACTS

Property Type	Residential - Vacant Land
Style	Colonial
County	Cook
Lot (acres)	0.03
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

1 FLOOD	1 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
Feb 24, 2021	Financing	Intrafamily Transfer			
Aug 12, 2009	Resale	Grant Deed	\$1,100,000		\$320K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.3 mi
Roosevelt School	Middle	5–8	0.6 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	Absentee owner
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