

Residential - Vacant Land

RESIDENTIAL

559 THATCHER AVE

RIVER FOREST, IL 60305

\$1,026,142 TopHap Estimate · confidence 85 · as of Jul 14, 2026



3,400 ft²
LOT SIZE

VALUATION

\$1M

\$871K low

\$1.2M high

Last Sale

\$1,100,000 · Aug 27, 2009

Est. Owner Equity

\$477,892

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$1,117 (2023)
Assessed Value	\$4,080
Previous Assessed	\$4,080
Assessor Market Value	\$40,800

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Cook
Lot (acres)	0.08
Heating	None

CLIMATE RISK

1 FLOOD	1 WILDFIRE	68 HEAT	65 STORM	45 DROUGHT
------------	---------------	------------	-------------	---------------

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	1.8 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------