

Single Family Residence **RESIDENTIAL**

927 THATCHER AVE

RIVER FOREST, IL 60305

\$918,371 TopHap Estimate · \$380 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,416 ft²

LIVING AREA

0.26 ac

LOT SIZE

1940

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$918K

\$841K low

\$996K high

Last Sale

\$545,000 · Oct 8, 2015

Est. Owner Equity

\$357,371

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$17,982 (2023)
Assessed Value	\$69,000
Previous Assessed	\$69,000
Assessor Market Value	\$690,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cook
Lot (acres)	0.26
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	None
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK

1 FLOOD	22 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
Oct 21, 2025	Financing	Intrafamily Transfer			
Jul 7, 2015	Resale	Grant Deed	\$545,000	\$226	\$409K
Feb 3, 2014	Recorded document	Grant Deed			
Feb 3, 2014	Recorded document	Grant Deed			
Jun 29, 2007	Resale	Warranty Deed	\$648,000	\$268	\$583K
Sep 22, 2003	Resale	Grant Deed	\$512,000	\$212	
Dec 18, 1997	Resale	Grant Deed	\$209,000	\$87	\$167K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.6 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	Owner occupied
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