

Single Family Residence **RESIDENTIAL**

23 THATCHER AVE

RIVER FOREST, IL 60305

\$703,126 TopHap Estimate · \$375 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,876 ft²

LIVING AREA

0.22 ac

LOT SIZE

1947

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$703K

\$680K low

\$727K high

Last Sale

\$705,000 · Jul 26, 2007

Est. Owner Equity

\$0

Loan-to-Value

135%

TAX & ASSESSMENT

Property Tax	\$14,987 (2023)
Assessed Value	\$58,062
Previous Assessed	\$58,061
Assessor Market Value	\$580,620

PROPERTY FACTS

Property Type	Single Family Residence
Style	Old Style
County	Cook
Lot (acres)	0.22
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

1 FLOOD	15 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
Jun 10, 2008	Quitclaim	Quit Claim Transfer			
Jul 11, 2007	Resale	Warranty Deed	\$705,000	\$376	\$564K
Apr 29, 1999	Resale	Grant Deed	\$227,500	\$121	\$180K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.7 mi
Roosevelt School	Middle	5–8	1.0 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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