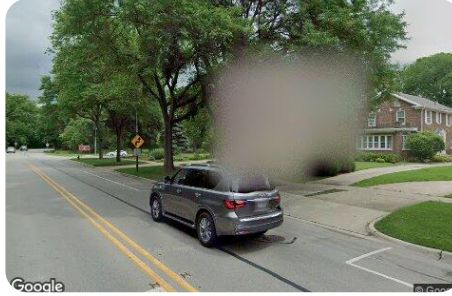


Single Family Residence **RESIDENTIAL**

1135 THATCHER AVE

RIVER FOREST, IL 60305

\$884,934 TopHap Estimate · \$327 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,703 ft²

LIVING AREA

0.26 ac

LOT SIZE

1963

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$885K

\$822K low

\$947K high

Last Sale

\$585,000 · Jun 2, 2021

Est. Owner Equity

\$416,934

Loan-to-Value

57%

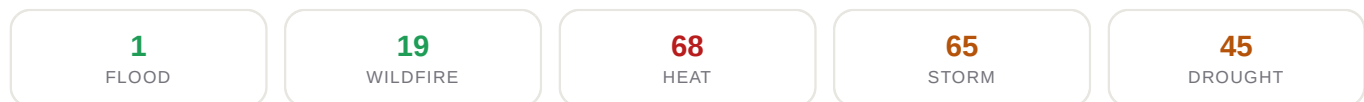
TAX & ASSESSMENT

Property Tax	\$21,627 (2023)
Assessed Value	\$59,083
Previous Assessed	\$79,000
Assessor Market Value	\$590,830

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cook
Lot (acres)	0.26
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Forced Air
Cooling	None
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 23, 2021	Resale	Executors Deed	\$585,000	\$216	\$468K

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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