

Single Family Residence **RESIDENTIAL**

11 THATCHER AVE

RIVER FOREST, IL 60305

\$819,166 TopHap Estimate · \$338 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,422 ft²

LIVING AREA

0.22 ac

LOT SIZE

1949

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$819K

\$765K low

\$873K high

Last Sale

\$430,000 · Jun 24, 2013

Est. Owner Equity

\$539,166

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$17,693 (2023)
Assessed Value	\$67,945
Previous Assessed	\$67,944
Assessor Market Value	\$679,450

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.22
Construction	Masonry/Concrete Masonry Units (Cmus)
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
Apr 17, 2019	Quitclaim	Quit Claim Transfer			
Jun 5, 2013	Resale	Warranty Deed	\$430,000	\$178	\$344K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.7 mi
Roosevelt School	Middle	5–8	1.1 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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