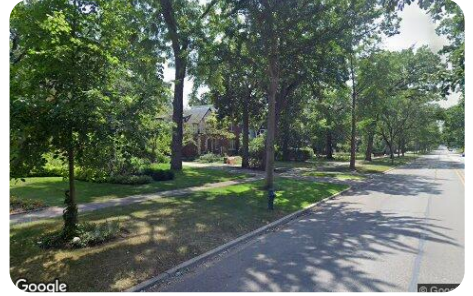


Single Family Residence **RESIDENTIAL**

923 THATCHER AVE

RIVER FOREST, IL 60305

\$919,322 TopHap Estimate · \$315 / ft² · confidence 88 · as of Jul 14, 2026



5

BEDS

4

BATHS

2,921 ft²

LIVING AREA

0.26 ac

LOT SIZE

1908

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$919K

\$809K low

\$1M high

Last Sale

\$400,000 · May 26, 2011

Est. Owner Equity

\$553,822

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$21,451 (2023)
Assessed Value	\$81,674
Previous Assessed	\$81,673
Assessor Market Value	\$816,740

PROPERTY FACTS

Property Type	Single Family Residence
Style	Old Style
County	Cook
Lot (acres)	0.26
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Hot Water
Cooling	Central
Garage	Garage, Detached

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
Jun 24, 2020	Quitclaim	Quit Claim Transfer			
Mar 23, 2010	Resale	Grant Deed	\$400,000	\$137	
Mar 23, 2010	Resale	Grant Deed	\$400,000	\$137	\$320K

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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