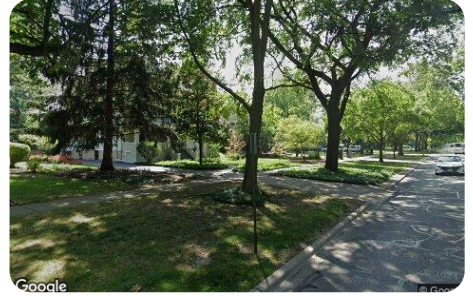


Single Family Residence **RESIDENTIAL**

719 THATCHER AVE

RIVER FOREST, IL 60305

\$1,308,590 TopHap Estimate · \$418 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

3,128 ft²

LIVING AREA

0.37 ac

LOT SIZE

1893

YEAR BUILT

2

STORIES

6

ROOMS

3

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Last Sale

\$957,500 · Nov 1, 2010

Est. Owner Equity

\$564,590

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$24,826 (2023)
Assessed Value	\$94,000
Previous Assessed	\$94,000
Assessor Market Value	\$940,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.37
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Detached

CLIMATE RISK

1 FLOOD	14 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 13, 2010	Resale	Grant Deed	\$957,500	\$306	\$417K
Mar 7, 2006	Quitclaim	Quit Claim Transfer			
Feb 1, 2005	Financing	Grant Deed			\$443K
Dec 11, 2003	Recorded document	Grant Deed			
Sep 2, 2003	Financing	Grant Deed			\$450K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.4 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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