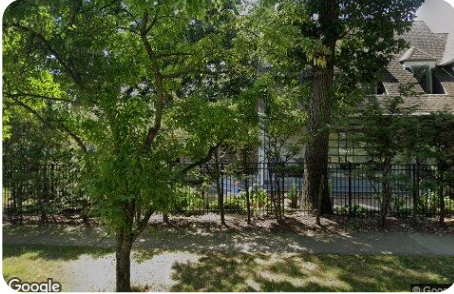


Single Family Residence **RESIDENTIAL**

947 THATCHER AVE

RIVER FOREST, IL 60305

\$1,018,884 TopHap Estimate · \$369 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,763 ft²

LIVING AREA

0.26 ac

LOT SIZE

1927

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$1M

\$947K low

\$1.1M high

Last Sale

\$900,000 · Oct 6, 2023

Est. Owner Equity

\$218,884

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$20,781 (2023)
Assessed Value	\$75,909
Previous Assessed	\$75,909
Assessor Market Value	\$759,090

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cook
Lot (acres)	0.26
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

1 FLOOD	21 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
Sep 3, 2024	Financing	Intrafamily Transfer			
Sep 26, 2023	Resale	Warranty Deed	\$900,000	\$326	\$85K
Jun 13, 2016	Quitclaim	Quit Claim Transfer			\$501K
Jul 3, 2014	Resale	Warranty Deed	\$678,000	\$245	\$500K
Sep 30, 2013	Recorded document	Grant Deed			
Mar 30, 2000	Resale	Grant Deed	\$430,000	\$156	\$270K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.6 mi
Roosevelt School	Middle	5–8	0.7 mi

Oak Park & River Forest High School	High	9–12	1.9 mi
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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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