

Residential - Vacant Land

**RESIDENTIAL**

# 1453 THATCHER AVE

RIVER FOREST, IL 60305



**1.5**

BATHS

**1,584 ft<sup>2</sup>**

LIVING AREA

**0.36 ac**

LOT SIZE

**1905**

YEAR BUILT

**2**

STORIES

## VALUATION

Last Sale

**\$415,000 · Apr 4, 2024**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$5,193 (2023)</b> |
| Assessed Value        | <b>\$18,970</b>       |
| Previous Assessed     | <b>\$18,969</b>       |
| Assessor Market Value | <b>\$189,700</b>      |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Residential - Vacant Land |
| County        | Cook                      |
| Lot (acres)   | 0.36                      |
| Heating       | None                      |

## CLIMATE RISK

|                    |                       |                   |                    |                      |
|--------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>96</b><br>FLOOD | <b>19</b><br>WILDFIRE | <b>66</b><br>HEAT | <b>64</b><br>STORM | <b>45</b><br>DROUGHT |
|--------------------|-----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|------------|-----------|--------------------|--------|
| Mar 26, 2024 | Resale          | Deed       | \$415,000 | \$262              | \$332K |
| Apr 4, 2000  | Non-arms-length | Grant Deed | \$310,000 | \$196              |        |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Willard Elementary School           | Elementary | PK–4   | 0.5 mi   |
| Roosevelt School                    | Middle     | 5–8    | 1.1 mi   |
| Oak Park & River Forest High School | High       | 9–12   | 2.2 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**

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>29</b><br>CRIME INDEX | <b>133</b><br>AIR POLLUTION | <b>11,189</b><br>POPULATION | <b>\$152K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>54%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|