

Single Family Residence **RESIDENTIAL**

1339 THATCHER AVE

RIVER FOREST, IL 60305

\$1,750,211 TopHap Estimate · \$410 / ft² · confidence 98 · as of Jul 14, 2026



5

BEDS

3

BATHS

4,271 ft²

LIVING AREA

0.6 ac

LOT SIZE

1920

YEAR BUILT

2

STORIES

11

ROOMS

2

PARKING

VALUATION

\$1.8M

\$1.7M low

\$1.8M high

Est. Owner Equity

\$1,019,711

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$33,399 (2023)
Assessed Value	\$122,000
Previous Assessed	\$122,000
Assessor Market Value	\$1,220,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.60
Construction	Frame (Unspecified)
Roof	Slate
Heating	Hot Water
Cooling	None
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK

1 FLOOD	19 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
Aug 21, 2008	Quitclaim	Quit Claim Transfer			
Feb 6, 2003	Financing	Grant Deed			\$890K
Oct 9, 2002	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.4 mi
Roosevelt School	Middle	5–8	1.0 mi
Oak Park & River Forest High School	High	9–12	2.1 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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