

Single Family Residence **RESIDENTIAL**

45 THATCHER AVE

RIVER FOREST, IL 60305

\$1,174,965 TopHap Estimate · \$366 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,208 ft²
LIVING AREA

0.37 ac
LOT SIZE

1918

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.2M high

Last Sale

\$630,000 · Jan 4, 2011

Est. Owner Equity

\$0

Loan-to-Value

101%

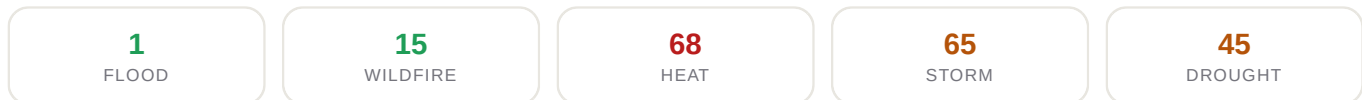
TAX & ASSESSMENT

Property Tax	\$25,531 (2023)
Assessed Value	\$96,578
Previous Assessed	\$96,577
Assessor Market Value	\$965,780

PROPERTY FACTS

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

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 28, 2017	Quitclaim	Quit Claim Transfer			
Dec 16, 2010	Resale	Warranty Deed	\$630,000	\$196	\$504K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.6 mi
Roosevelt School	Middle	5–8	1.0 mi
Oak Park & River Forest High School	High	9–12	2.0 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
--------------------------------------	---	---	---	-------------------------------------	------------------------------------

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

|
 OWNERSHIP

Occupancy	Owner occupied
-----------	----------------