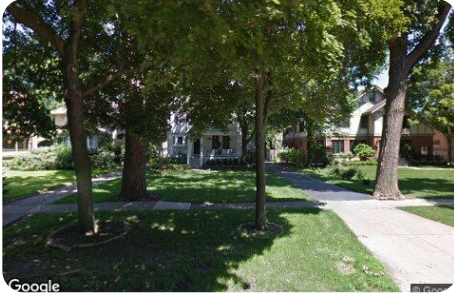


Single Family Residence **RESIDENTIAL**

527 THATCHER AVE

RIVER FOREST, IL 60305

\$962,321 TopHap Estimate · \$430 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,238 ft²

LIVING AREA

0.32 ac

LOT SIZE

1898

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$962K

\$914K low

\$1M high

Last Sale

\$552,500 · Feb 23, 2017

Est. Owner Equity

\$540,146

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$19,451 (2023)
Assessed Value	\$74,368
Previous Assessed	\$74,368
Assessor Market Value	\$743,680

PROPERTY FACTS

Property Type	Single Family Residence
County	COOK
Lot (acres)	0.32
Construction	Frame (Unspecified)
Roof	Roll Tar & Gravel
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached
Pool	No

CLIMATE RISK

1 FLOOD	1 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 2, 2025	Financing	Intrafamily Transfer			
Feb 22, 2017	Resale	Grant Deed	\$552,500	\$247	\$442K
Mar 1, 2011	Quitclaim	Quit Claim Transfer			
Sep 14, 2010	Quitclaim	Quit Claim Transfer			\$240K
Feb 7, 2007	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.3 mi
Roosevelt School	Middle	5–8	0.6 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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