

Single Family Residence **RESIDENTIAL**

526 THATCHER AVE

RIVER FOREST, IL 60305

\$1,015,767 TopHap Estimate · \$373 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,723 ft²

LIVING AREA

0.29 ac

LOT SIZE

1911

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$1M

\$949K low

\$1.1M high

Est. Owner Equity

\$1,015,767

TAX & ASSESSMENT

Property Tax	\$19,624 (2023)
Assessed Value	\$75,000
Previous Assessed	\$75,000
Assessor Market Value	\$750,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	COOK
Lot (acres)	0.29
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	No Garage
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
May 18, 2026	Financing	Deed			
May 20, 2021	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.4 mi
Roosevelt School	Middle	5–8	0.7 mi
Oak Park & River Forest High School	High	9–12	1.9 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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