

Single Family Residence **RESIDENTIAL**

1427 THATCHER AVE

RIVER FOREST, IL 60305

\$1,016,377 TopHap Estimate · \$489 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,079 ft²

LIVING AREA

0.33 ac

LOT SIZE

1888

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1M

\$970K low

\$1.1M high

Last Sale

\$480,000 · Jan 28, 2021

Est. Owner Equity

\$560,377

Loan-to-Value

48%

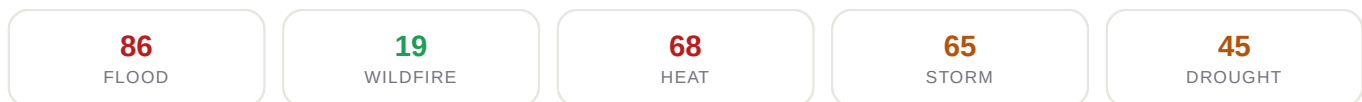
TAX & ASSESSMENT

Property Tax	\$18,616 (2023)
Assessed Value	\$68,000
Previous Assessed	\$68,000
Assessor Market Value	\$680,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cook
Lot (acres)	0.33
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 29, 2020	Resale	Warranty Deed	\$480,000	\$231	\$456K
Aug 15, 2017	Resale	Grant Deed	\$477,000	\$229	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.4 mi
Roosevelt School	Middle	5–8	1.1 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	Absentee owner
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