

Single Family Residence **RESIDENTIAL**

1423 THATCHER AVE

RIVER FOREST, IL 60305

\$974,143 TopHap Estimate · \$344 / ft² · confidence 97 · as of Jul 14, 2026



5
BEDS

3
BATHS

2,831 ft²
LIVING AREA

0.26 ac
LOT SIZE

1963
YEAR BUILT

2
STORIES

9
ROOMS

VALUATION

\$974K

\$946K low

\$1M high

Est. Owner Equity

\$974,143

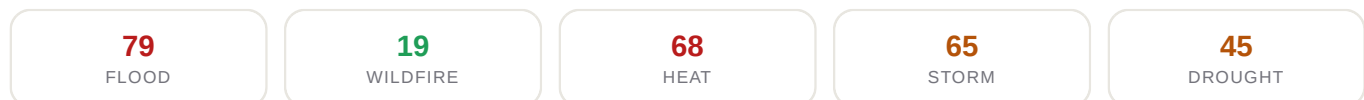
TAX & ASSESSMENT

Property Tax	\$19,446 (2023)
Assessed Value	\$77,000
Previous Assessed	\$77,000
Assessor Market Value	\$770,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cook
Lot (acres)	0.26
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Hot Water
Cooling	None
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 27, 2021	Financing	Intrafamily Transfer			
Nov 11, 2006	Recorded document	Affidavit Of Death			

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	Owner occupied
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