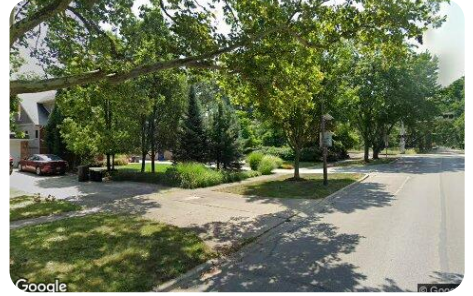


Single Family Residence **RESIDENTIAL**

1119 THATCHER AVE

RIVER FOREST, IL 60305

\$754,086 TopHap Estimate · \$369 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,046 ft²

LIVING AREA

0.26 ac

LOT SIZE

1970

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$754K

\$692K low

\$817K high

Last Sale

\$330,000 · Aug 10, 1999

Est. Owner Equity

\$664,086

Loan-to-Value

13%

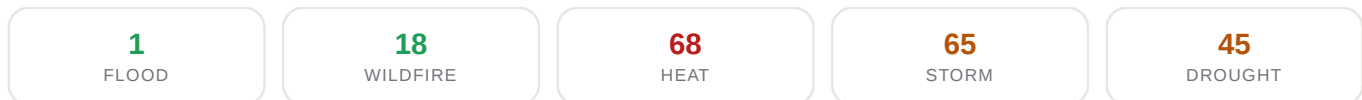
TAX & ASSESSMENT

Property Tax	\$15,299 (2023)
Assessed Value	\$55,884
Previous Assessed	\$55,883
Assessor Market Value	\$558,840

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
Dec 7, 2023	Financing	Intrafamily Transfer			
Aug 10, 1999	Resale	Grant Deed	\$330,000	\$161	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.5 mi
Roosevelt School	Middle	5–8	0.8 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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