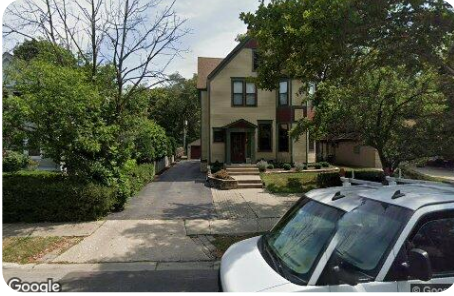


Single Family Residence **RESIDENTIAL**

1443 THATCHER AVE

RIVER FOREST, IL 60305

\$943,011 TopHap Estimate · \$379 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,489 ft²

LIVING AREA

0.23 ac

LOT SIZE

1894

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$943K

\$859K low

\$1M high

Last Sale

\$665,000 · Aug 8, 2018

Est. Owner Equity

\$145,855

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$17,434 (2023)
Assessed Value	\$67,460
Previous Assessed	\$67,460
Assessor Market Value	\$674,600

PROPERTY FACTS

Property Type	Single Family Residence
County	COOK
Lot (acres)	0.23
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	No Garage
Pool	No

CLIMATE RISK

95 FLOOD	19 WILDFIRE	66 HEAT	64 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 25, 2024	Financing	Intrafamily Transfer			
Aug 2, 2018	Resale	Warranty Deed	\$665,000	\$267	\$532K

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	2.2 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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