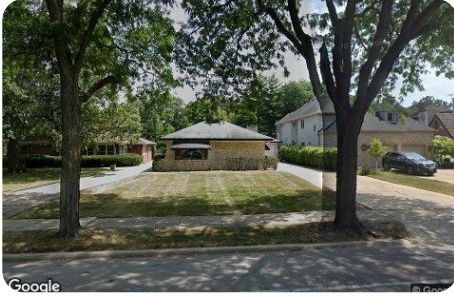


Single Family Residence **RESIDENTIAL**

1351 THATCHER AVE

RIVER FOREST, IL 60305

\$892,400 TopHap Estimate · \$304 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,931 ft²

LIVING AREA

0.25 ac

LOT SIZE

1951

YEAR BUILT

1

STORIES

8

ROOMS

1

PARKING

VALUATION

\$892K

\$793K low

\$992K high

Est. Owner Equity

\$892,400

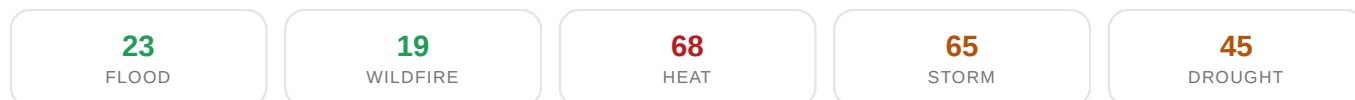
TAX & ASSESSMENT

Property Tax	\$17,256 (2023)
Assessed Value	\$69,000
Previous Assessed	\$69,000
Assessor Market Value	\$690,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cook
Lot (acres)	0.25
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Hot Water
Cooling	None
Garage	Garage, Attached

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.4 mi
Roosevelt School	Middle	5–8	1.0 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------