

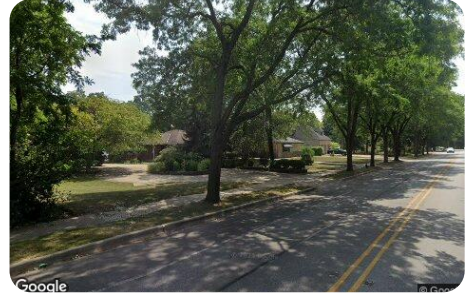
Residential - Vacant Land

RESIDENTIAL

1415 THATCHER AVE

RIVER FOREST, IL 60305

\$1,024,551 TopHap Estimate · confidence 92 · as of Jul 14, 2026



1,600 ft²
LOT SIZE

VALUATION

\$1M

\$943K low

\$1.1M high

Last Sale

\$640,000 · Oct 22, 2019

Est. Owner Equity

\$1,024,551

TAX & ASSESSMENT

Property Tax	\$526 (2023)
Assessed Value	\$1,920
Previous Assessed	\$1,920
Assessor Market Value	\$19,200

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Cook
Lot (acres)	0.04
Heating	None

CLIMATE RISK

74 FLOOD	19 WILDFIRE	68 HEAT	65 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 9, 2022	Financing	Intrafamily Transfer			
Oct 17, 2019	Resale	Warranty Deed	\$640,000		\$480K

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

OWNERSHIP

Occupancy	Owner occupied
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