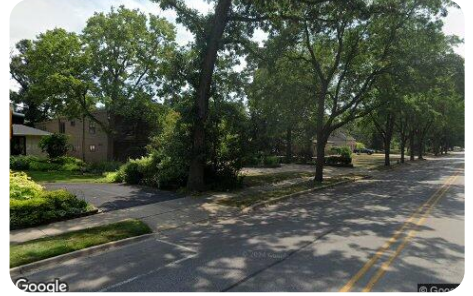
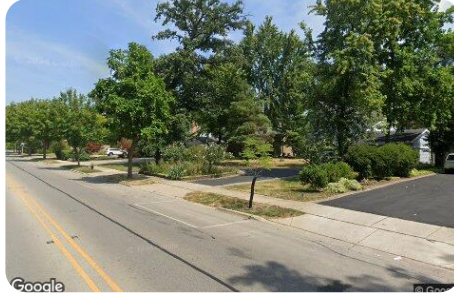


Single Family Residence **RESIDENTIAL**

1415 THATCHER AVE

RIVER FOREST, IL 60305

\$1,506,746 TopHap Estimate · \$473 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,183 ft²

LIVING AREA

0.31 ac

LOT SIZE

1972

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$1.5M

\$1.4M low

\$1.6M high

Last Sale

\$640,000 · Oct 22, 2019

Est. Owner Equity

\$1,506,746

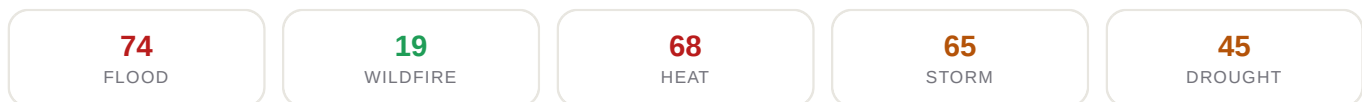
TAX & ASSESSMENT

Property Tax	\$22,453 (2023)
Assessed Value	\$87,984
Previous Assessed	\$87,984
Assessor Market Value	\$879,840

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cook
Lot (acres)	0.31
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Roll Tar & Gravel
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK



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	\$201	\$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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