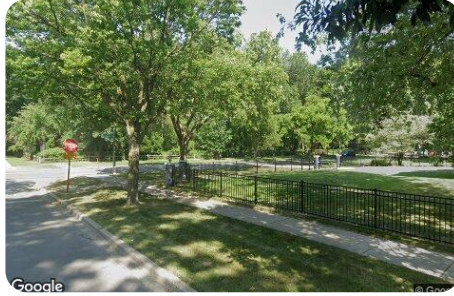


Single Family Residence **RESIDENTIAL**

703 THATCHER AVE

RIVER FOREST, IL 60305

\$1,694,086 TopHap Estimate · \$410 / ft² · confidence 93 · as of Jul 14, 2026



6

BEDS

6

BATHS

4,136 ft²

LIVING AREA

0.26 ac

LOT SIZE

1937

YEAR BUILT

2

STORIES

13

ROOMS

VALUATION

\$1.7M

\$1.6M low

\$1.8M high

Last Sale

\$1,850,000 · Apr 12, 2024

Est. Owner Equity

\$29,271

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$9,037 (2023)
Assessed Value	\$115,272
Previous Assessed	\$37,983
Assessor Market Value	\$1,152,720

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.26
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Slate
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

1 FLOOD	21 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
Apr 1, 2024	Resale	Warranty Deed	\$1,850,000	\$447	\$1.7M
Mar 21, 2023	Quitclaim	Quit Claim Transfer			\$875K
Sep 14, 2001	Quitclaim	Quit Claim Transfer			\$15K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.4 mi
Roosevelt School	Middle	5–8	0.6 mi
Oak Park & River Forest High School	High	9–12	1.9 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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