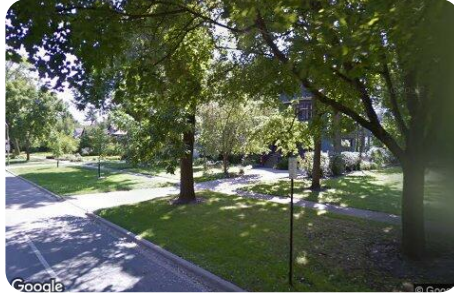


Single Family Residence **RESIDENTIAL**

542 THATCHER AVE

RIVER FOREST, IL 60305

\$1,569,919 TopHap Estimate · \$344 / ft² · confidence 90 · as of Jul 14, 2026



5
BEDS

5
BATHS

4,565 ft²
LIVING AREA

0.59 ac
LOT SIZE

1896
YEAR BUILT

2
STORIES

9
ROOMS

2
PARKING

VALUATION

\$1.6M

\$1.4M low

\$1.7M high

Last Sale

\$1,500,000 · Jun 9, 2025

Est. Owner Equity

\$369,919

Loan-to-Value

76%

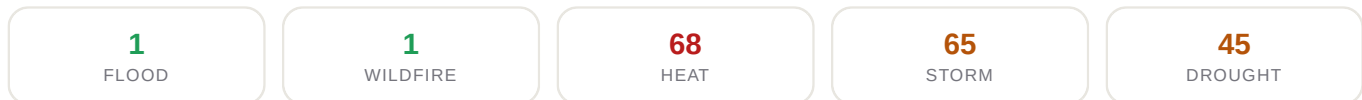
TAX & ASSESSMENT

Property Tax	\$35,315 (2023)
Assessed Value	\$129,000
Previous Assessed	\$128,999
Assessor Market Value	\$1,290,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.58
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 11, 2025	Financing	Intrafamily Transfer			
May 30, 2025	Resale	Executors Deed	\$1,500,000	\$329	\$1.2M
Jan 7, 2021	Resale	Warranty Deed	\$1,075,000	\$235	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.4 mi
Roosevelt School	Middle	5–8	0.7 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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