

Single Family Residence **RESIDENTIAL**

554 THATCHER AVE

RIVER FOREST, IL 60305

\$1,678,000 TopHap Estimate · \$389 / ft² · confidence 93 · as of Jul 14, 2026



7

BEDS

3

BATHS

4,314 ft²

LIVING AREA

0.35 ac

LOT SIZE

1910

YEAR BUILT

2

STORIES

11

ROOMS

3

PARKING

VALUATION

\$1.7M

\$1.6M low

\$1.8M high

Last Sale

\$1,383,000 · Mar 18, 2026

Est. Owner Equity

\$1,678,000

TAX & ASSESSMENT

Property Tax	\$24,722 (2023)
Assessed Value	\$98,887
Previous Assessed	\$92,959
Assessor Market Value	\$988,870

PROPERTY FACTS

Property Type	Single Family Residence
County	COOK
Lot (acres)	0.35
Roof	Asphalt
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

CLIMATE RISK

1 FLOOD	1 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
Feb 5, 2026	Resale	Deed	\$1,383,000	\$321	\$1.1M
Dec 17, 2021	Financing	Intrafamily Transfer			
Sep 11, 1998	Resale	Grant Deed	\$895,001	\$207	\$600K

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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