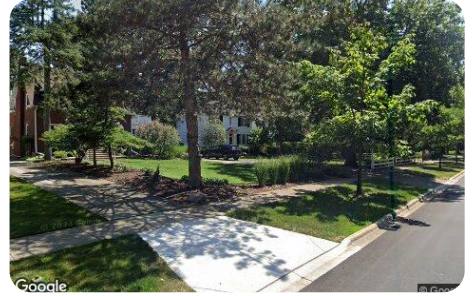


Single Family Residence **RESIDENTIAL**

125 THATCHER AVE

RIVER FOREST, IL 60305

\$957,805 TopHap Estimate · \$326 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,935 ft²

LIVING AREA

0.25 ac

LOT SIZE

1924

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$958K

\$926K low

\$989K high

Last Sale

\$925,000 · Sep 17, 2025

Est. Owner Equity

\$434,805

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$20,879 (2023)
Assessed Value	\$82,236
Previous Assessed	\$82,236
Assessor Market Value	\$822,360

PROPERTY FACTS

Property Type	Single Family Residence
County	COOK
Lot (acres)	0.25
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Asphalt
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

CLIMATE RISK

1 FLOOD	17 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 20, 2026	Financing	Mortgage			\$523K
Dec 18, 2025	Financing	Intrafamily Transfer			
Aug 22, 2025	Resale	Warranty Deed	\$925,000	\$315	\$525K
Mar 20, 2018	Quitclaim	Quit Claim Transfer			
Oct 26, 2001	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.6 mi
Roosevelt School	Middle	5–8	0.9 mi

Oak Park & River Forest High School	High	9–12	2.0 mi
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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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