

Single Family Residence **RESIDENTIAL**

15 THATCHER AVE

RIVER FOREST, IL 60305

\$678,559 TopHap Estimate · \$436 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,555 ft²

LIVING AREA

0.22 ac

LOT SIZE

1946

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$679K

\$625K low

\$732K high

Last Sale

\$470,000 · Apr 29, 2020

Est. Owner Equity

\$230,559

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$13,054 (2023)
Assessed Value	\$51,000
Previous Assessed	\$50,999
Assessor Market Value	\$510,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	Cook
Lot (acres)	0.22
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

CLIMATE RISK

1 FLOOD	15 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
Oct 18, 2023	Financing	Intrafamily Transfer			
Apr 14, 2020	Resale	Warranty Deed	\$470,000	\$302	\$509K
Sep 20, 2012	Resale	Warranty Deed	\$267,000	\$172	\$254K
Oct 30, 2008	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.7 mi
Roosevelt School	Middle	5–8	1.1 mi
Oak Park & River Forest High School	High	9–12	2.0 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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