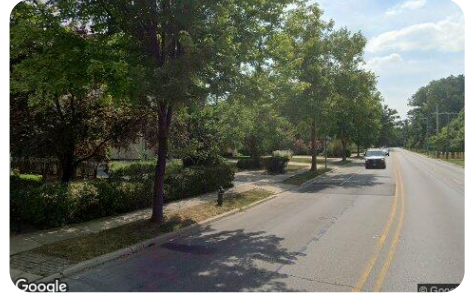
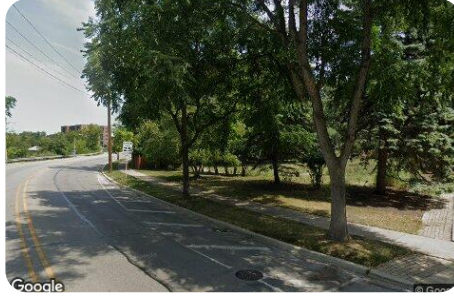


Single Family Residence **RESIDENTIAL**

1449 THATCHER AVE

RIVER FOREST, IL 60305

\$889,288 TopHap Estimate · \$335 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,654 ft²

LIVING AREA

0.22 ac

LOT SIZE

1899

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$889K

\$837K low

\$941K high

Last Sale

\$655,000 · Aug 4, 2023

Est. Owner Equity

\$12,538

Loan-to-Value

105%

TAX & ASSESSMENT

Property Tax	\$19,984 (2023)
Assessed Value	\$73,000
Previous Assessed	\$72,999
Assessor Market Value	\$730,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.22
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	None
Garage	Garage, Detached

CLIMATE RISK

96
FLOOD

19
WILDFIRE

66
HEAT

64
STORM

45
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 1, 2023	Resale	Deed	\$655,000	\$247	\$491K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.4 mi
Roosevelt School	Middle	5–8	1.1 mi
Oak Park & River Forest High School	High	9–12	2.2 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	Absentee owner
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