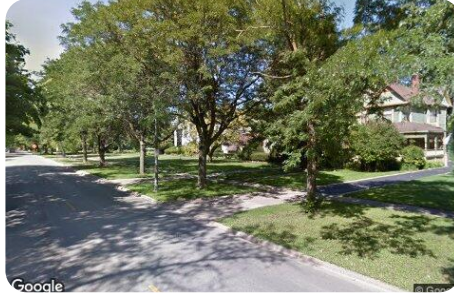


Single Family Residence **RESIDENTIAL**

531 THATCHER AVE

RIVER FOREST, IL 60305

\$1,324,358 TopHap Estimate · \$523 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,533 ft²

LIVING AREA

0.22 ac

LOT SIZE

1923

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Last Sale

\$1,225,000 · May 14, 2025

Est. Owner Equity

\$1,324,358

TAX & ASSESSMENT

Property Tax	\$19,163 (2023)
Assessed Value	\$77,909
Previous Assessed	\$77,909
Assessor Market Value	\$779,090

PROPERTY FACTS

Property Type	Single Family Residence
County	COOK
Lot (acres)	0.22
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
Jun 12, 2026	Quitclaim	Quit Claim Transfer			
Apr 30, 2025	Resale	Warranty Deed	\$1,225,000	\$484	\$775K
Nov 14, 2020	Resale	Warranty Deed	\$300,000	\$118	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.3 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	Absentee owner
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