

Single Family Residence **RESIDENTIAL**

# 553 THATCHER AVE

RIVER FOREST, IL 60305

**\$1,977,473** TopHap Estimate · \$419 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**5**

BEDS

**3**

BATHS

**4,719 ft<sup>2</sup>**

LIVING AREA

**0.47 ac**

LOT SIZE

**1888**

YEAR BUILT

**2**

STORIES

**10**

ROOMS

**4**

PARKING

## VALUATION

**\$2M**

**\$1.8M low**

**\$2.1M high**

Last Sale

**\$1,350,000 · Jun 30, 2022**

Est. Owner Equity

**\$917,723**

Loan-to-Value

**62%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$34,220 (2023) |
| Assessed Value        | \$140,563       |
| Previous Assessed     | \$125,000       |
| Assessor Market Value | \$1,405,630     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Cook                    |
| Lot (acres)   | 0.47                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Composition Shingle     |
| Heating       | Hot Water               |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |

## CLIMATE RISK

|                   |                      |                   |                    |                      |
|-------------------|----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>1</b><br>WILDFIRE | <b>68</b><br>HEAT | <b>65</b><br>STORM | <b>45</b><br>DROUGHT |
|-------------------|----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-------------|--------------------|--------|
| Oct 29, 2024 | Financing | Intrafamily Transfer |             |                    |        |
| May 20, 2022 | Resale    | Deed                 | \$1,350,000 | \$286              | \$1.1M |
| Jan 26, 2016 | Quitclaim | Quit Claim Transfer  |             |                    |        |

## 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>29</b><br>CRIME INDEX | <b>133</b><br>AIR POLLUTION | <b>11,189</b><br>POPULATION | <b>\$152K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>54%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|