

Single Family Residence **RESIDENTIAL**

1015 THATCHER AVE

RIVER FOREST, IL 60305

\$1,131,867 TopHap Estimate · \$400 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,829 ft²

LIVING AREA

0.26 ac

LOT SIZE

1930

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$1.1M

\$1.1M low

\$1.2M high

Last Sale

\$840,000 · Jun 27, 2022

Est. Owner Equity

\$376,867

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$21,267 (2023)
Assessed Value	\$81,000
Previous Assessed	\$81,000
Assessor Market Value	\$810,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Old Style
County	Cook
Lot (acres)	0.26
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

1 FLOOD	21 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 13, 2022	Resale	Warranty Deed	\$840,000	\$297	\$755K
Jul 31, 2019	Resale	Warranty Deed	\$740,000	\$262	\$703K
Jul 17, 2008	Resale	Warranty Deed	\$400,000	\$141	\$320K
May 5, 2007	Quitclaim	Quit Claim Transfer			
Nov 21, 2006	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.6 mi
Roosevelt School	Middle	5–8	0.7 mi

Oak Park & River Forest High School	High	9–12	1.9 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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