

Single Family Residence **RESIDENTIAL**

723 THATCHER AVE

RIVER FOREST, IL 60305

\$1,095,592 TopHap Estimate · \$366 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

4
BATHS

2,994 ft²
LIVING AREA

0.26 ac
LOT SIZE

1910
YEAR BUILT

2
STORIES

11
ROOMS

2
PARKING

VALUATION

\$1.1M

\$1M low

\$1.2M high

Last Sale

\$391,250 · Jun 23, 2008

Est. Owner Equity

\$164,864

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$25,647 (2023)
Assessed Value	\$97,000
Previous Assessed	\$97,000
Assessor Market Value	\$970,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.26
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Hot Water
Cooling	None
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

1 FLOOD	14 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
May 13, 2021	Financing	Intrafamily Transfer			
Jul 14, 2007	Resale	Warranty Deed	\$391,250	\$131	\$417K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.4 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	Owner occupied
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