

Single Family Residence **RESIDENTIAL**

1115 THATCHER AVE

RIVER FOREST, IL 60305

\$1,232,563 TopHap Estimate · \$461 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,673 ft²

LIVING AREA

0.26 ac

LOT SIZE

1922

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$849,000 · Feb 10, 2021

Est. Owner Equity

\$723,163

Loan-to-Value

44%

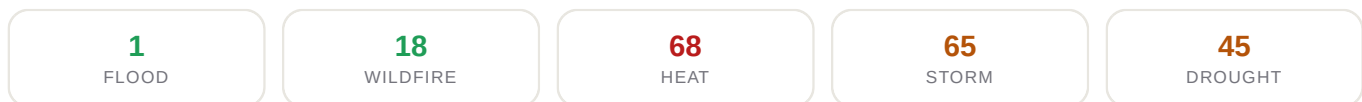
TAX & ASSESSMENT

Property Tax	\$21,182 (2023)
Assessed Value	\$83,238
Previous Assessed	\$80,691
Assessor Market Value	\$832,380

PROPERTY FACTS

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

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 1, 2020	Resale	Warranty Deed	\$849,000	\$318	\$509K
May 8, 2015	Quitclaim	Quit Claim Transfer			\$417K
Oct 25, 2011	Resale	Grant Deed	\$199,000	\$74	
Sep 2, 2010	Foreclosure sale	Trustees Deed			
Nov 19, 2004	Resale	Grant Deed	\$425,000	\$159	\$85K
Sep 3, 2003	Recorded document	Grant Deed			
Jul 1, 2003	Financing	Grant Deed			\$210K
Aug 29, 2002	Recorded document	Grant Deed			
Jul 16, 2002	Financing	Grant Deed			\$204K

Mar 10, 1998	Recorded document	Grant Deed			
Dec 15, 1997	Resale	Grant Deed	\$214,000	\$80	\$170K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.5 mi
Roosevelt School	Middle	5–8	0.8 mi
Oak Park & River Forest High School	High	9–12	2.0 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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