

Single Family Residence **RESIDENTIAL**

1431 THATCHER AVE

RIVER FOREST, IL 60305

\$717,991 TopHap Estimate · \$462 / ft² · confidence 87 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,554 ft²

LIVING AREA

0.34 ac

LOT SIZE

1950

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$718K

\$626K low

\$810K high

Last Sale

\$370,000 · Nov 5, 2008

Est. Owner Equity

\$387,991

Loan-to-Value

47%

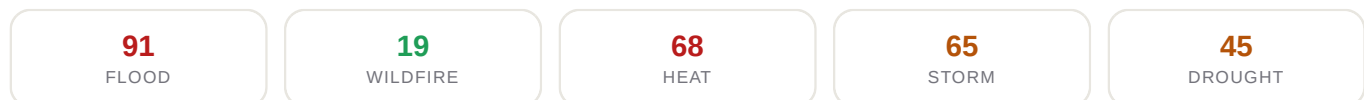
TAX & ASSESSMENT

Property Tax	\$14,498 (2023)
Assessed Value	\$56,275
Previous Assessed	\$56,275
Assessor Market Value	\$562,750

PROPERTY FACTS

Property Type	Single Family Residence
Style	Old Style
County	Cook
Lot (acres)	0.34
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 20, 2008	Resale	Grant Deed	\$370,000	\$238	\$277K
May 15, 2000	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.4 mi
Roosevelt School	Middle	5–8	1.1 mi
Oak Park & River Forest High School	High	9–12	2.1 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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