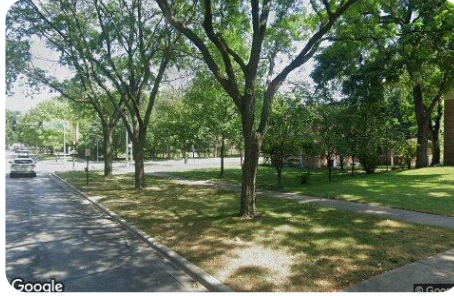


Single Family Residence **RESIDENTIAL**

747 THATCHER AVE

RIVER FOREST, IL 60305

\$764,866 TopHap Estimate · \$450 / ft² · confidence 91 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,700 ft²
LIVING AREA

0.24 ac
LOT SIZE

1941
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$765K

\$695K low

\$834K high

Last Sale

\$650,000 · Dec 28, 2023

Est. Owner Equity

\$764,866

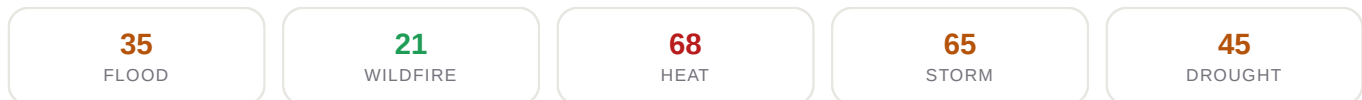
TAX & ASSESSMENT

Property Tax	\$16,887 (2023)
Assessed Value	\$65,000
Previous Assessed	\$65,000
Assessor Market Value	\$650,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Old Style
County	Cook
Lot (acres)	0.24
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Forced Air
Cooling	None
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 22, 2023	Resale	Warranty Deed	\$650,000	\$382	
Oct 9, 2018	Resale	Grant Deed	\$500,000	\$294	\$400K
Aug 20, 2004	Resale	Warranty Deed	\$546,500	\$321	\$437K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.5 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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