

Single Family Residence **RESIDENTIAL**

721 THATCHER AVE

RIVER FOREST, IL 60305

\$1,015,301 TopHap Estimate · \$419 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,422 ft²

LIVING AREA

0.26 ac

LOT SIZE

1952

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$1M

\$957K low

\$1.1M high

Last Sale

\$839,000 · Aug 2, 2004

Est. Owner Equity

\$0

Loan-to-Value

114%

TAX & ASSESSMENT

Property Tax	\$19,184 (2023)
Assessed Value	\$76,045
Previous Assessed	\$76,045
Assessor Market Value	\$760,450

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	14 WILDFIRE	68 HEAT	65 STORM	45 DROUGHT
-------------------	-----------------------	-------------------	--------------------	----------------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 30, 2020	Financing	Intrafamily Transfer			
May 2, 2014	Quitclaim	Quit Claim Transfer			\$650K
Jan 24, 2007	Quitclaim	Quit Claim Transfer			
Aug 2, 2004	Resale	Warranty Deed	\$839,000	\$346	\$639K
Feb 23, 2004	Resale	Grant Deed	\$460,000	\$190	\$650K

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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------