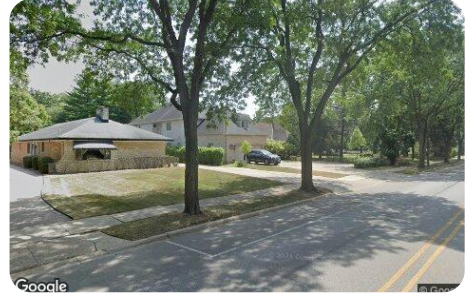
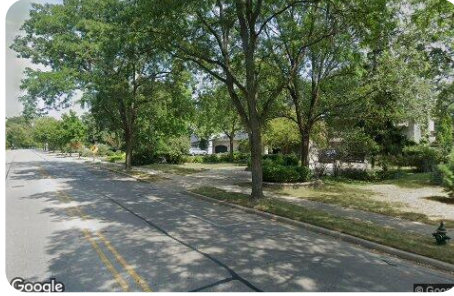


Single Family Residence **RESIDENTIAL**

1405 THATCHER AVE

RIVER FOREST, IL 60305

\$729,214 TopHap Estimate · \$394 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,851 ft²

LIVING AREA

0.28 ac

LOT SIZE

1954

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$729K

\$690K low

\$768K high

Last Sale

\$650,000 · Sep 17, 2003

Est. Owner Equity

\$409,214

Loan-to-Value

45%

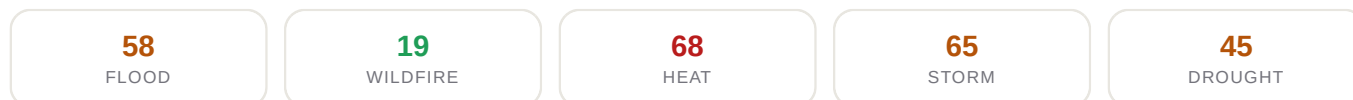
TAX & ASSESSMENT

Property Tax	\$15,549 (2023)
Assessed Value	\$60,114
Previous Assessed	\$60,114
Assessor Market Value	\$601,140

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cook
Lot (acres)	0.28
Construction	Masonry/Concrete Masonry Units (Cmus)
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
Mar 3, 2014	Non-arms-length	Warranty Deed	\$438,000	\$237	\$350K
Mar 31, 2005	Quitclaim	Quit Claim Transfer			
Oct 15, 2004	Quitclaim	Quit Claim Transfer			
Sep 17, 2003	Resale	Grant Deed	\$650,000	\$351	\$323K
Dec 29, 1999	Resale	Grant Deed	\$405,000	\$219	\$324K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.4 mi
Roosevelt School	Middle	5–8	1.0 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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