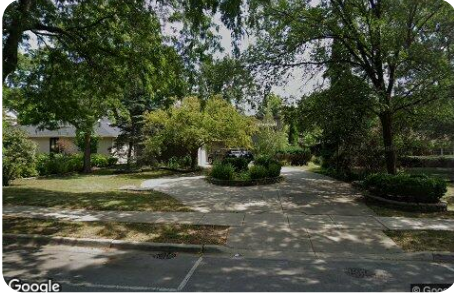


Single Family Residence **RESIDENTIAL**

1409 THATCHER AVE

RIVER FOREST, IL 60305

\$1,410,379 TopHap Estimate · \$362 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,893 ft²

LIVING AREA

0.37 ac

LOT SIZE

1951

YEAR BUILT

2

STORIES

7

ROOMS

3

PARKING

Pre-foreclosure (LIS)

A foreclosure-related notice has been recorded for this property.

VALUATION

\$1.4M

\$1.3M low

\$1.5M high

Last Sale	\$800,000 · Nov 10, 2011
Est. Owner Equity	\$910,379
Loan-to-Value	34%

TAX & ASSESSMENT

Property Tax	\$28,111 (2023)
Assessed Value	\$106,000
Previous Assessed	\$106,000
Assessor Market Value	\$1,060,000

PROPERTY FACTS

Property Type	Single Family Residence
County	COOK
Lot (acres)	0.37
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

68

FLOOD

19

WILDFIRE

68

HEAT

65

STORM

45

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 14, 2011	Resale	Warranty Deed	\$800,000	\$205	\$500K
Dec 16, 2003	Resale	Grant Deed	\$945,000	\$243	\$756K
May 26, 2000	Resale	Grant Deed	\$980,000	\$252	\$784K
Jul 8, 1999	Resale	Grant Deed	\$820,000	\$211	\$656K
Jun 30, 1998	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK-4	0.4 mi
Roosevelt School	Middle	5-8	1.0 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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