

Single Family Residence **RESIDENTIAL**

1131 THATCHER AVE

RIVER FOREST, IL 60305

\$992,904 TopHap Estimate · \$400 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,481 ft²

LIVING AREA

0.26 ac

LOT SIZE

1923

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$993K

\$899K low

\$1.1M high

Last Sale

\$989,000 · Nov 4, 2024

Est. Owner Equity

\$992,904

TAX & ASSESSMENT

Property Tax	\$18,330 (2023)
Assessed Value	\$75,000
Previous Assessed	\$70,000
Assessor Market Value	\$750,000

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	19 WILDFIRE	68 HEAT	65 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 24, 2024	Resale	Warranty Deed	\$989,000	\$399	\$742K
Feb 26, 2020	Resale	Warranty Deed	\$700,000	\$282	\$676K
Nov 9, 2015	Quitclaim	Quit Claim Transfer			\$504K
Nov 21, 2007	Quitclaim	Quit Claim Transfer			\$571K
Jun 15, 2001	Resale	Grant Deed	\$484,000	\$195	\$380K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.5 mi
Roosevelt School	Middle	5–8	0.8 mi
Oak Park & River Forest High School	High	9–12	2.0 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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