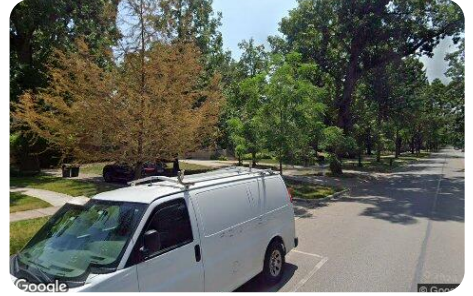


Single Family Residence **RESIDENTIAL**

931 THATCHER AVE

RIVER FOREST, IL 60305

\$926,831 TopHap Estimate · \$378 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,455 ft²

LIVING AREA

0.26 ac

LOT SIZE

1928

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$927K

\$867K low

\$986K high

Last Sale

\$715,000 · Feb 24, 2022

Est. Owner Equity

\$354,831

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$19,574 (2023)
Assessed Value	\$71,500
Previous Assessed	\$71,500
Assessor Market Value	\$715,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.26
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

1 FLOOD	22 WILDFIRE	68 HEAT	65 STORM	45 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 17, 2022	Resale	Warranty Deed	\$715,000	\$291	\$572K
Aug 9, 2005	Financing	Trustees Deed			\$854K
Mar 23, 2001	Resale	Grant Deed	\$445,000	\$181	\$356K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.6 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
-----------	-----------------------