

Single Family Residence **RESIDENTIAL**

1145 THATCHER AVE

RIVER FOREST, IL 60305

\$1,033,089 TopHap Estimate · \$335 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,085 ft²

LIVING AREA

0.26 ac

LOT SIZE

1929

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$1M

\$940K low

\$1.1M high

Last Sale

\$914,000 · May 22, 2024

Est. Owner Equity

\$0

Loan-to-Value

154%

TAX & ASSESSMENT

Property Tax	\$21,814 (2023)
Assessed Value	\$83,000
Previous Assessed	\$83,000
Assessor Market Value	\$830,000

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	None
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK

1 FLOOD	20 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
May 9, 2024	Resale	Deed	\$914,000	\$296	\$868K
Jan 10, 2018	Quitclaim	Quit Claim Transfer			
Mar 11, 1999	Resale	Grant Deed	\$375,000	\$122	\$300K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.4 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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