

Single Family Residence **RESIDENTIAL**

1007 THATCHER AVE

RIVER FOREST, IL 60305

\$733,660 TopHap Estimate · \$372 / ft² · confidence 77 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,973 ft²

LIVING AREA

0.27 ac

LOT SIZE

1916

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$734K

\$565K low

\$902K high

Last Sale

\$700,000 · Sep 21, 2023

Est. Owner Equity

\$0

Loan-to-Value

137%

TAX & ASSESSMENT

Property Tax	\$16,098 (2023)
Assessed Value	\$62,120
Previous Assessed	\$62,120
Assessor Market Value	\$621,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cook
Lot (acres)	0.27
Roof	Composition Shingle
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

1 FLOOD	21 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
Aug 17, 2023	Resale	Warranty Deed	\$700,000	\$355	\$700K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.6 mi
Roosevelt School	Middle	5–8	0.7 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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