

Single Family Residence **RESIDENTIAL**

1011 THATCHER AVE

RIVER FOREST, IL 60305

\$782,784 TopHap Estimate · \$480 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,632 ft²

LIVING AREA

0.26 ac

LOT SIZE

1925

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$783K

\$720K low

\$846K high

Est. Owner Equity

\$437,784

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$17,521 (2023)
Assessed Value	\$64,000
Previous Assessed	\$64,000
Assessor Market Value	\$640,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Old Style
County	Cook
Lot (acres)	0.26
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

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
Sep 27, 2018	Quitclaim	Quit Claim Transfer			\$345K
Jun 3, 2014	Resale	Warranty Deed	\$470,000	\$288	

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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