

Single Family Residence **RESIDENTIAL**

1001 THATCHER AVE

RIVER FOREST, IL 60305

\$719,069 TopHap Estimate · \$378 / ft² · confidence 82 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,903 ft²
LIVING AREA

0.25 ac
LOT SIZE

1939

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$719K

\$587K low

\$851K high

Est. Owner Equity

\$33,069

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$16,004 (2023)
Assessed Value	\$61,775
Previous Assessed	\$61,775
Assessor Market Value	\$617,750

PROPERTY FACTS

Property Type	Single Family Residence
Style	Old Style
County	Cook
Lot (acres)	0.25
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Detached

CLIMATE RISK

1 FLOOD	4 WILDFIRE	68 HEAT	65 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

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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