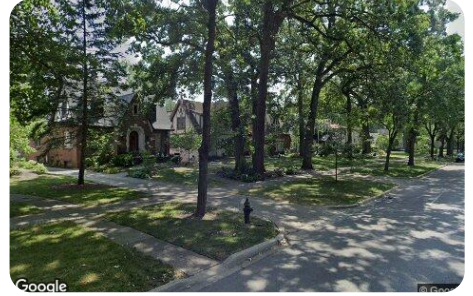


Single Family Residence **RESIDENTIAL**

# 1031 THATCHER AVE

RIVER FOREST, IL 60305

**\$578,379** TopHap Estimate · \$408 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,418 ft<sup>2</sup>**

LIVING AREA

**0.29 ac**

LOT SIZE

**1926**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$578K**

\$540K low

\$616K high

Last Sale

**\$455,000 · Feb 11, 2021**

Est. Owner Equity

**\$168,879**

Loan-to-Value

**69%**

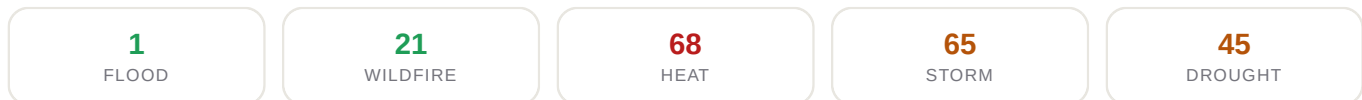
## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$13,414 (2023) |
| Assessed Value        | \$49,000        |
| Previous Assessed     | \$49,000        |
| Assessor Market Value | \$490,000       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Bungalow                |
| County        | Cook                    |
| Lot (acres)   | 0.29                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | None                    |
| Fireplace     | Yes                     |
| Garage        | Garage, Detached        |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Aug 12, 2023 | Financing | Intrafamily Transfer |           |                    |        |
| Sep 1, 2020  | Resale    | Warranty Deed        | \$455,000 | \$321              | \$410K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Willard Elementary School           | Elementary | PK–4   | 0.5 mi   |
| Roosevelt School                    | Middle     | 5–8    | 0.7 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>29</b><br>CRIME INDEX | <b>133</b><br>AIR POLLUTION | <b>11,189</b><br>POPULATION | <b>\$152K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>54%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|