

Single Family Residence **RESIDENTIAL**

523 THATCHER AVE

RIVER FOREST, IL 60305

\$2,366,741 TopHap Estimate · \$357 / ft² · confidence 96 · as of Jul 14, 2026



6

BEDS

10

BATHS

6,627 ft²

LIVING AREA

0.42 ac

LOT SIZE

2007

YEAR BUILT

2

STORIES

16

ROOMS

3

PARKING

VALUATION

\$2.4M

\$2.3M low

\$2.5M high

Last Sale

\$2,350,000 · Sep 26, 2007

Est. Owner Equity

\$0

Loan-to-Value

143%

TAX & ASSESSMENT

Property Tax	\$48,917 (2023)
Assessed Value	\$182,000
Previous Assessed	\$182,000
Assessor Market Value	\$1,820,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cook
Lot (acres)	0.42
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK

1 FLOOD	1 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 21, 2007	Resale	Warranty Deed	\$2,350,000	\$355	\$1.9M
Oct 6, 2006	Financing	Trustees Deed			\$761K
Mar 13, 2006	Resale	Warranty Deed	\$800,000	\$121	\$624K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.3 mi
Roosevelt School	Middle	5–8	0.6 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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