

Single Family Residence **RESIDENTIAL**

620 THATCHER AVE

RIVER FOREST, IL 60305

\$822,792 TopHap Estimate · \$405 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,032 ft²

LIVING AREA

0.16 ac

LOT SIZE

1908

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$823K

\$769K low

\$876K high

Last Sale

\$535,000 · May 2, 2014

Est. Owner Equity

\$201,292

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$15,284 (2023)
Assessed Value	\$59,144
Previous Assessed	\$59,144
Assessor Market Value	\$591,440

PROPERTY FACTS

Property Type	Single Family Residence
Style	Old Style
County	Cook
Lot (acres)	0.16
Roof	Composition Shingle
Heating	Hot Water
Cooling	None
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
Apr 30, 2014	Resale	Warranty Deed	\$535,000	\$263	\$482K
Jul 13, 2009	Quitclaim	Quit Claim Transfer			\$285K
Aug 5, 2003	Quitclaim	Quit Claim Transfer			\$291K
Dec 16, 1998	Quitclaim	Quit Claim Transfer			\$206K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.4 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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