

Single Family Residence **RESIDENTIAL**

25 THATCHER AVE

RIVER FOREST, IL 60305

\$682,605 TopHap Estimate · \$347 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,970 ft²

LIVING AREA

0.18 ac

LOT SIZE

1923

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$683K

\$616K low

\$749K high

Last Sale

\$301,000 · Sep 14, 1999

Est. Owner Equity

\$499,605

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$13,328 (2023)
Assessed Value	\$52,000
Previous Assessed	\$52,000
Assessor Market Value	\$520,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Old Style
County	Cook
Lot (acres)	0.18
Roof	Composition Shingle
Heating	Forced Air
Cooling	None
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

1 FLOOD	15 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
May 27, 2011	Quitclaim	Quit Claim Transfer			
Mar 24, 2008	Quitclaim	Quit Claim Transfer			
Sep 14, 1999	Resale	Grant Deed	\$301,000	\$153	\$231K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.7 mi
Roosevelt School	Middle	5–8	1.0 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

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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