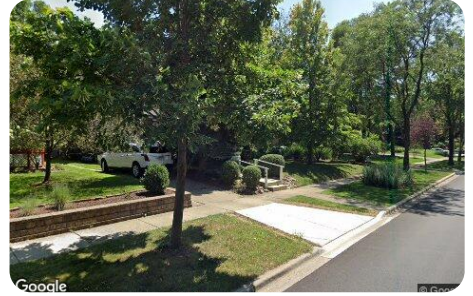


Single Family Residence **RESIDENTIAL**

223 THATCHER AVE

RIVER FOREST, IL 60305

\$1,236,584 TopHap Estimate · \$451 / ft² · confidence 91 · as of Jul 14, 2026



5

BEDS

5

BATHS

2,740 ft²

LIVING AREA

0.23 ac

LOT SIZE

1896

YEAR BUILT

2

STORIES

13

ROOMS

3

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$825,000 · Apr 8, 2021

Est. Owner Equity

\$369,584

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$20,621 (2023)
Assessed Value	\$80,186
Previous Assessed	\$78,641
Assessor Market Value	\$801,860

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.23
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

1 FLOOD	17 WILDFIRE	68 HEAT	65 STORM	45 DROUGHT
-------------------	-----------------------	-------------------	--------------------	----------------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 23, 2021	Resale	Warranty Deed	\$825,000	\$301	\$660K
Jun 28, 2007	Resale	Warranty Deed	\$1,022,500	\$373	\$818K
Jun 8, 2004	Resale	Grant Deed	\$730,000	\$266	\$584K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.5 mi
Roosevelt School	Middle	5–8	0.8 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------