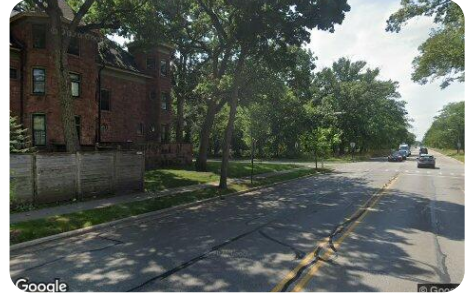


Single Family Residence **RESIDENTIAL**

147 THATCHER AVE

RIVER FOREST, IL 60305

\$1,385,783 TopHap Estimate · \$406 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,416 ft²

LIVING AREA

0.46 ac

LOT SIZE

1892

YEAR BUILT

2

STORIES

9

ROOMS

3

PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.4M high

Last Sale

\$615,000 · Mar 1, 2013

Est. Owner Equity

\$595,783

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$27,290 (2023)
Assessed Value	\$99,658
Previous Assessed	\$103,000
Assessor Market Value	\$996,580

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.46
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Hot Water
Cooling	None
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

1 FLOOD	17 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
Feb 20, 2013	Resale	Warranty Deed	\$615,000	\$180	\$417K
Jun 10, 2005	Resale	Warranty Deed	\$745,000	\$218	\$596K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.5 mi
Roosevelt School	Middle	5–8	0.9 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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