

Single Family Residence **RESIDENTIAL**

313 THATCHER AVE

RIVER FOREST, IL 60305

\$734,519 TopHap Estimate · \$598 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,229 ft²

LIVING AREA

0.17 ac

LOT SIZE

1922

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$735K

\$709K low

\$760K high

Last Sale

\$635,000 · Sep 18, 2023

Est. Owner Equity

\$734,519

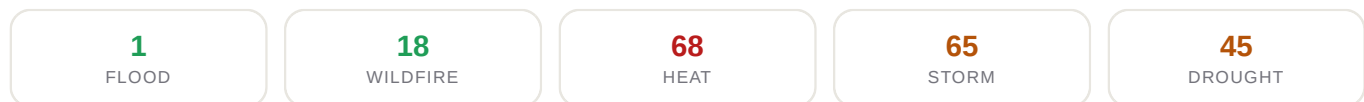
TAX & ASSESSMENT

Property Tax	\$11,138 (2023)
Assessed Value	\$44,000
Previous Assessed	\$44,000
Assessor Market Value	\$440,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	COOK
Lot (acres)	0.17
Roof	Asphalt
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	No Garage
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 17, 2026	Financing	Mortgage			\$560K
Sep 14, 2023	Resale	Warranty Deed	\$635,000	\$517	\$572K
Jul 7, 2016	Resale	Warranty Deed	\$510,000	\$415	\$408K
Nov 4, 2005	Quitclaim	Quit Claim Transfer			
Dec 30, 2004	Resale	Warranty Deed	\$449,000	\$365	\$359K
Jan 25, 2002	Resale	Grant Deed	\$390,000	\$317	\$275K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.4 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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