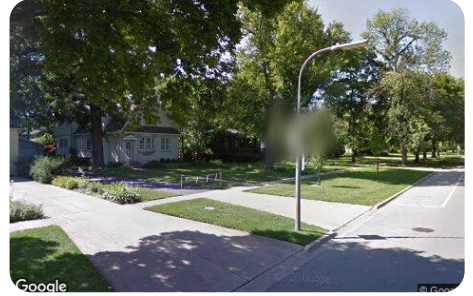


Single Family Residence **RESIDENTIAL**

520 THATCHER AVE

RIVER FOREST, IL 60305

\$1,006,302 TopHap Estimate · \$406 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,478 ft²

LIVING AREA

0.28 ac

LOT SIZE

1942

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1M

\$959K low

\$1.1M high

Last Sale

\$635,000 · Dec 31, 2014

Est. Owner Equity

\$644,994

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$21,267 (2023)
Assessed Value	\$81,000
Previous Assessed	\$80,999
Assessor Market Value	\$810,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.28
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Hot Water
Cooling	None
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK

1 FLOOD	1 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
Dec 19, 2014	Resale	Warranty Deed	\$635,000	\$256	\$90K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.4 mi
Roosevelt School	Middle	5–8	0.7 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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