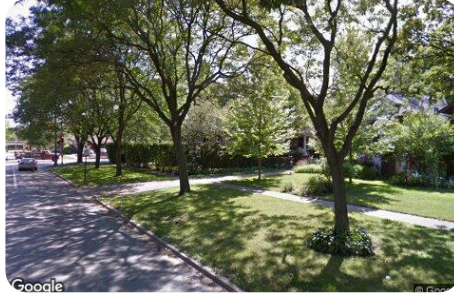


Single Family Residence **RESIDENTIAL**

512 THATCHER AVE

RIVER FOREST, IL 60305

\$843,082 TopHap Estimate · \$408 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,064 ft²

LIVING AREA

0.24 ac

LOT SIZE

1916

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$843K

\$772K low

\$914K high

Last Sale

\$585,000 · Jul 9, 2021

Est. Owner Equity

\$316,582

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$17,067 (2023)
Assessed Value	\$62,342
Previous Assessed	\$62,342
Assessor Market Value	\$623,420

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cook
Lot (acres)	0.24
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

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
Jun 1, 2021	Resale	Deed	\$585,000	\$283	\$527K
Jan 29, 2018	Quitclaim	Quit Claim Transfer			
Oct 26, 2007	Resale	Warranty Deed	\$800,000	\$388	\$417K
Jan 17, 2001	Resale	Grant Deed	\$456,000	\$221	\$165K

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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