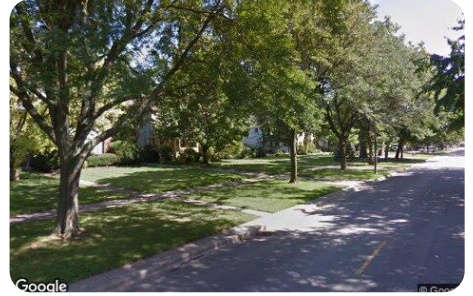
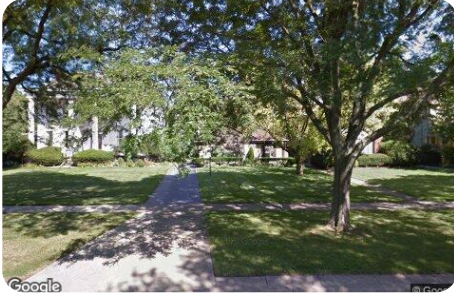


Single Family Residence **RESIDENTIAL**

545 THATCHER AVE

RIVER FOREST, IL 60305

\$616,527 TopHap Estimate · \$269 / ft² · confidence 77 · as of Jun 23, 2026



3

BEDS

2

BATHS

2,295 ft²

LIVING AREA

0.26 ac

LOT SIZE

1952

YEAR BUILT

1

STORIES

6

ROOMS

3

PARKING

VALUATION

\$617K

\$475K low

\$758K high

Last Sale

\$610,000 · Jun 2, 2025

Est. Owner Equity

\$128,527

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$15,648 (2023)
Assessed Value	\$63,126
Previous Assessed	\$63,126
Assessor Market Value	\$631,260

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cook
Lot (acres)	0.26
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
May 24, 2025	Resale	Deed	\$610,000	\$266	\$488K
Sep 21, 2007	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.3 mi
Roosevelt School	Middle	5–8	0.6 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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