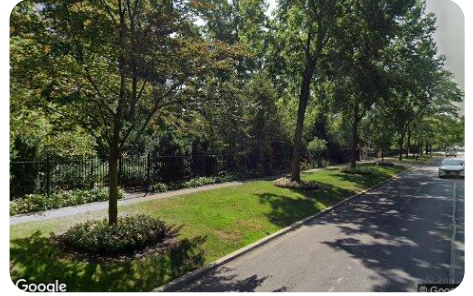
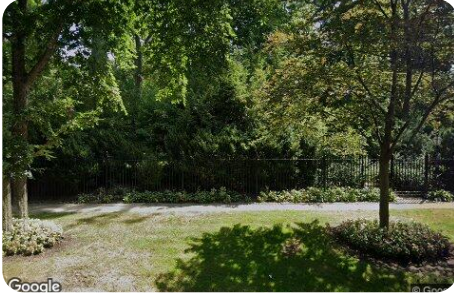


Single Family Residence **RESIDENTIAL**

835 THATCHER AVE

RIVER FOREST, IL 60305

\$1,824,530 TopHap Estimate · \$321 / ft² · confidence 94 · as of Jul 14, 2026



5
BEDS

4
BATHS

5,678 ft²
LIVING AREA

0.53 ac
LOT SIZE

1925
YEAR BUILT

2
STORIES

10
ROOMS

3
PARKING

VALUATION

\$1.8M

\$1.7M low

\$1.9M high

Last Sale

\$290,000 · Mar 30, 1988

Est. Owner Equity

\$1,324,530

Loan-to-Value

28%

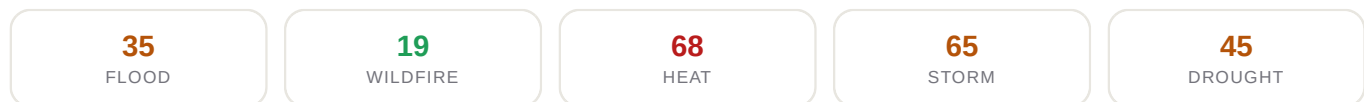
TAX & ASSESSMENT

Property Tax	\$39,061 (2023)
Assessed Value	\$146,000
Previous Assessed	\$146,000
Assessor Market Value	\$1,460,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cook
Lot (acres)	0.53
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

ASSIGNED SCHOOLS

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