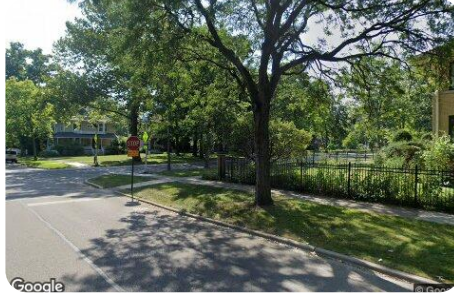


Single Family Residence **RESIDENTIAL**

630 THATCHER AVE

RIVER FOREST, IL 60305

\$1,493,289 TopHap Estimate · \$400 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,729 ft²

LIVING AREA

0.34 ac

LOT SIZE

1918

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.5M

\$1.4M low

\$1.6M high

Last Sale

\$893,000 · Jan 13, 2017

Est. Owner Equity

\$739,289

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$28,932 (2023)
Assessed Value	\$109,000
Previous Assessed	\$108,999
Assessor Market Value	\$1,090,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.34
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

1 FLOOD	21 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
Jan 6, 2017	Resale	Warranty Deed	\$893,000	\$239	\$714K
Apr 8, 2015	Resale	Warranty Deed	\$700,000	\$188	\$370K
Sep 26, 2006	Quitclaim	Quit Claim Transfer			
Dec 12, 2003	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.4 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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