

Single Family Residence **RESIDENTIAL**

616 THATCHER AVE

RIVER FOREST, IL 60305

\$1,768,443 TopHap Estimate · \$355 / ft² · confidence 80 · as of Jul 14, 2026



4

BEDS

4

BATHS

4,983 ft²

LIVING AREA

0.33 ac

LOT SIZE

1885

YEAR BUILT

3

STORIES

10

ROOMS

2

PARKING

VALUATION

\$1.8M

\$1.4M low

\$2.1M high

Last Sale

\$895,000 · Nov 4, 2016

Est. Owner Equity

\$943,443

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$33,586 (2023)
Assessed Value	\$126,000
Previous Assessed	\$126,000
Assessor Market Value	\$1,260,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.33
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

1 FLOOD	20 WILDFIRE	68 HEAT	65 STORM	45 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 8, 2024	Financing	Intrafamily Transfer			
Oct 14, 2016	Resale	Warranty Deed	\$895,000	\$180	\$761K

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
--------------------------------------	---	---	---	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

|
 OWNERSHIP

Occupancy	Owner occupied
-----------	----------------