

Single Family Residence **RESIDENTIAL**

# 611 THATCHER AVE

RIVER FOREST, IL 60305

**\$987,208** TopHap Estimate · \$355 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**  
BEDS

**4**  
BATHS

**2,784 ft<sup>2</sup>**  
LIVING AREA

**0.32 ac**  
LOT SIZE

**1927**  
YEAR BUILT

**2**  
STORIES

**7**  
ROOMS

**2**  
PARKING

## VALUATION

**\$987K**

\$937K low

\$1M high

Last Sale

**\$650,000 · Sep 1, 2020**

Est. Owner Equity

**\$490,208**

Loan-to-Value

**48%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$22,362 (2023) |
| Assessed Value        | \$85,000        |
| Previous Assessed     | \$85,000        |
| Assessor Market Value | \$850,000       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Cook                    |
| Lot (acres)   | 0.32                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Detached        |

## CLIMATE RISK

|                   |                      |                   |                    |                      |
|-------------------|----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>1</b><br>WILDFIRE | <b>68</b><br>HEAT | <b>65</b><br>STORM | <b>45</b><br>DROUGHT |
|-------------------|----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Jul 1, 2020  | Resale    | Warranty Deed       | \$650,000 | \$233              | \$500K |
| Apr 11, 2019 | Resale    | Warranty Deed       | \$621,000 | \$223              | \$559K |
| Nov 5, 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>29</b><br>CRIME INDEX | <b>133</b><br>AIR POLLUTION | <b>11,189</b><br>POPULATION | <b>\$152K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>54%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|