

Single Family Residence **RESIDENTIAL**

607 THATCHER AVE

RIVER FOREST, IL 60305

\$714,430 TopHap Estimate · \$330 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,163 ft²

LIVING AREA

0.22 ac

LOT SIZE

1905

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$714K

\$689K low

\$740K high

Last Sale

\$685,000 · Jul 15, 2025

Est. Owner Equity

\$63,680

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$16,161 (2023)
Assessed Value	\$65,000
Previous Assessed	\$65,000
Assessor Market Value	\$650,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Old Style
County	Cook
Lot (acres)	0.22
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	None
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
Jul 8, 2025	Resale	Deed	\$685,000	\$317	\$651K
Aug 21, 2010	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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