

Single Family Residence **RESIDENTIAL**

603 THATCHER AVE

RIVER FOREST, IL 60305

\$1,048,779 TopHap Estimate · \$327 / ft² · confidence 94 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,204 ft²

LIVING AREA

0.22 ac

LOT SIZE

1868

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1M

\$986K low

\$1.1M high

Last Sale

\$695,000 · May 7, 2020

Est. Owner Equity

\$229,279

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$18,498 (2023)
Assessed Value	\$70,887
Previous Assessed	\$70,887
Assessor Market Value	\$708,870

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.22
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

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

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 4, 2021	Financing	Intrafamily Transfer			\$750K
Apr 20, 2020	Resale	Warranty Deed	\$695,000	\$217	\$556K
Nov 1, 2019	Resale	Grant Deed	\$705,000	\$220	\$350K
Feb 13, 2013	Non-arms-length	Grant Deed	\$650,000	\$203	\$350K

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

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

OWNERSHIP

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