

Single Family Residence **RESIDENTIAL**

325 THATCHER AVE

RIVER FOREST, IL 60305

\$958,518 TopHap Estimate · \$409 / ft² · confidence 82 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,342 ft²

LIVING AREA

0.33 ac

LOT SIZE

1887

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$959K

\$782K low

\$1.1M high

Last Sale

\$285,000 · Jul 18, 1997

Est. Owner Equity

\$398,518

Loan-to-Value

58%

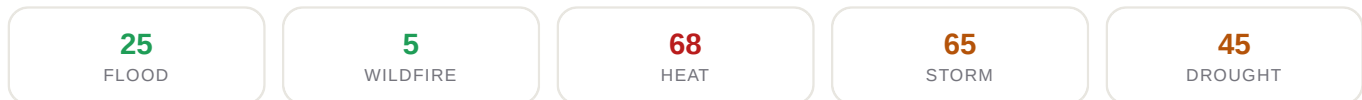
TAX & ASSESSMENT

Property Tax	\$21,541 (2023)
Assessed Value	\$82,000
Previous Assessed	\$82,000
Assessor Market Value	\$820,000

PROPERTY FACTS

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

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.4 mi
Roosevelt School	Middle	5–8	0.8 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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