

Single Family Residence **RESIDENTIAL**

227 THATCHER AVE

RIVER FOREST, IL 60305

\$934,854 TopHap Estimate · \$347 / ft² · confidence 89 · as of Jul 14, 2026



4
BEDS

2
BATHS

2,692 ft²
LIVING AREA

0.23 ac
LOT SIZE

1927
YEAR BUILT

2
STORIES

9
ROOMS

2
PARKING

VALUATION

\$935K

\$833K low

\$1M high

Last Sale

\$890,000 · May 15, 2025

Est. Owner Equity

\$222,854

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$19,320 (2023)
Assessed Value	\$76,542
Previous Assessed	\$76,542
Assessor Market Value	\$765,420

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.23
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

1 FLOOD	17 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
May 9, 2025	Resale	Deed	\$890,000	\$331	\$712K
Dec 5, 2020	Quitclaim	Quit Claim Transfer			
Apr 15, 1999	Resale	Grant Deed	\$370,000	\$137	\$110K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.5 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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