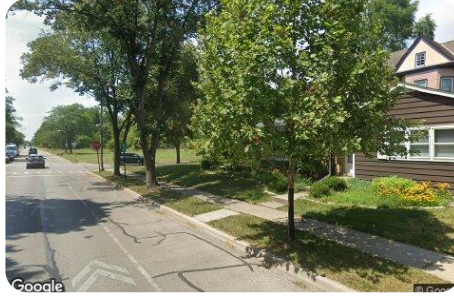


Single Family Residence **RESIDENTIAL**

205 THATCHER AVE

RIVER FOREST, IL 60305

\$863,428 TopHap Estimate · \$392 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,200 ft²

LIVING AREA

0.22 ac

LOT SIZE

1897

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$863K

\$816K low

\$911K high

Last Sale

\$297,000 · Jun 19, 1997

Est. Owner Equity

\$219,128

Loan-to-Value

80%

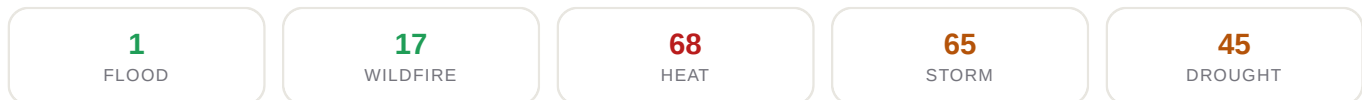
TAX & ASSESSMENT

Property Tax	\$17,657 (2023)
Assessed Value	\$67,813
Previous Assessed	\$67,813
Assessor Market Value	\$678,130

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	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.5 mi
Roosevelt School	Middle	5–8	0.9 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
-----------	-----------------------