

Single Family Residence **RESIDENTIAL**

201 THATCHER AVE

RIVER FOREST, IL 60305

\$731,958 TopHap Estimate · \$609 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,202 ft²

LIVING AREA

0.21 ac

LOT SIZE

1952

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$732K

\$649K low

\$815K high

Last Sale

\$160,000 · Nov 14, 1997

Est. Owner Equity

\$492,858

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$10,043 (2023)
Assessed Value	\$47,022
Previous Assessed	\$40,000
Assessor Market Value	\$470,220

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	Cook
Lot (acres)	0.21
Construction	Frame (Unspecified)
Foundation	Raised (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	None
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
Nov 23, 2019	Quitclaim	Quit Claim Transfer			
May 10, 2001	Quitclaim	Quit Claim Transfer			\$68K
Nov 14, 1997	Resale	Grant Deed	\$160,000	\$133	\$75K

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

OWNERSHIP

Occupancy	Owner occupied
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