

Single Family Residence **RESIDENTIAL**

135 THATCHER AVE

RIVER FOREST, IL 60305

\$1,318,511 TopHap Estimate · \$314 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

4,195 ft²

LIVING AREA

0.19 ac

LOT SIZE

1945

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Est. Owner Equity

\$963,511

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$23,049 (2023)
Assessed Value	\$90,160
Previous Assessed	\$90,160
Assessor Market Value	\$901,600

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.19
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 5, 2009	Financing	Trustees Deed			\$250K
Jan 31, 2006	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.6 mi
Roosevelt School	Middle	5–8	0.9 mi
Oak Park & River Forest High School	High	9–12	2.0 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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