

Single Family Residence **RESIDENTIAL**

301 THATCHER AVE

RIVER FOREST, IL 60305

\$861,926 TopHap Estimate · \$388 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,219 ft²

LIVING AREA

0.22 ac

LOT SIZE

1941

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$862K

\$806K low

\$918K high

Est. Owner Equity

\$571,027

Loan-to-Value

35%

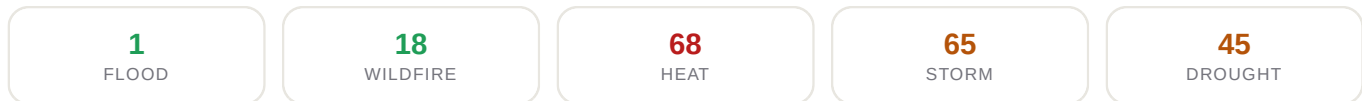
TAX & ASSESSMENT

Property Tax	\$18,256 (2023)
Assessed Value	\$70,000
Previous Assessed	\$70,000
Assessor Market Value	\$700,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.22
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Hot Water
Cooling	None
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 31, 2001	Quitclaim	Quit Claim Transfer			\$275K

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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