

Single Family Residence **RESIDENTIAL**

107 THATCHER AVE

RIVER FOREST, IL 60305

\$844,608 TopHap Estimate · \$338 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,498 ft²

LIVING AREA

0.23 ac

LOT SIZE

1948

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$845K

\$823K low

\$866K high

Last Sale

\$405,000 · Sep 3, 2015

Est. Owner Equity

\$0

Loan-to-Value

103%

TAX & ASSESSMENT

Property Tax	\$16,887 (2023)
Assessed Value	\$65,000
Previous Assessed	\$65,000
Assessor Market Value	\$650,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cook
Lot (acres)	0.23
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Roll Tar & Gravel
Heating	Forced Air
Cooling	None
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK

1 FLOOD	11 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
Aug 11, 2015	Resale	Grant Deed	\$405,000	\$162	\$385K
Jun 20, 2003	Quitclaim	Quit Claim Transfer			
May 9, 2003	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.6 mi
Roosevelt School	Middle	5–8	1.0 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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