

Single Family Residence **RESIDENTIAL**

105 THATCHER AVE

RIVER FOREST, IL 60305

\$905,617 TopHap Estimate · \$365 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,482 ft²

LIVING AREA

0.29 ac

LOT SIZE

1928

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$906K

\$842K low

\$970K high

Est. Owner Equity

\$400,617

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$18,803 (2023)
Assessed Value	\$72,001
Previous Assessed	\$71,999
Assessor Market Value	\$720,010

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.29
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	None
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

1 FLOOD	16 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
Sep 1, 2009	Quitclaim	Quit Claim Transfer	\$515,000	\$207	\$400K

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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