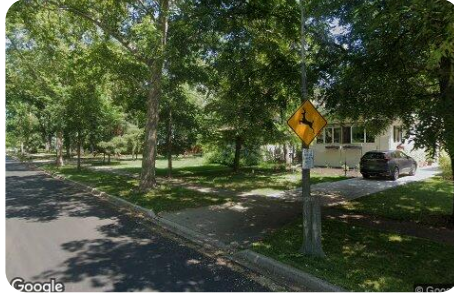


Single Family Residence **RESIDENTIAL**

# 35 THATCHER AVE

RIVER FOREST, IL 60305

**\$716,430** TopHap Estimate · \$393 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**1,822 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**1917**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$716K**

\$672K low

\$761K high

Last Sale

**\$195,000 · Jun 24, 1991**

Est. Owner Equity

**\$416,430**

Loan-to-Value

**45%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$13,697 (2023) |
| Assessed Value        | \$56,000        |
| Previous Assessed     | \$56,000        |
| Assessor Market Value | \$560,000       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Old Style               |
| County        | Cook                    |
| Lot (acres)   | 0.18                    |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Detached        |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 14<br>WILDFIRE | 68<br>HEAT | 65<br>STORM | 45<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Lincoln Elementary School           | Elementary | PK–4   | 0.7 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>29</b><br>CRIME INDEX | <b>133</b><br>AIR POLLUTION | <b>11,189</b><br>POPULATION | <b>\$152K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>54%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|