

Single Family Residence **RESIDENTIAL**

21 THATCHER AVE

RIVER FOREST, IL 60305

\$648,048 TopHap Estimate · \$417 / ft² · confidence 90 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,554 ft²
LIVING AREA

0.22 ac
LOT SIZE

1954
YEAR BUILT

1
STORIES

6
ROOMS

1
PARKING

VALUATION

\$648K

\$581K low

\$715K high

Last Sale

\$240,000 · Nov 3, 1998

Est. Owner Equity

\$508,048

Loan-to-Value

24%

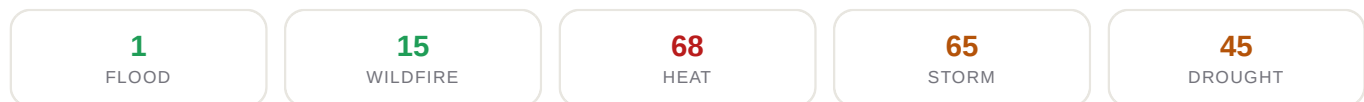
TAX & ASSESSMENT

Property Tax	\$12,328 (2023)
Assessed Value	\$51,000
Previous Assessed	\$50,999
Assessor Market Value	\$510,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	Cook
Lot (acres)	0.22
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 11, 2014	Quitclaim	Quit Claim Transfer			
Nov 3, 1998	Resale	Grant Deed	\$240,000	\$154	\$160K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.7 mi
Roosevelt School	Middle	5–8	1.1 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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