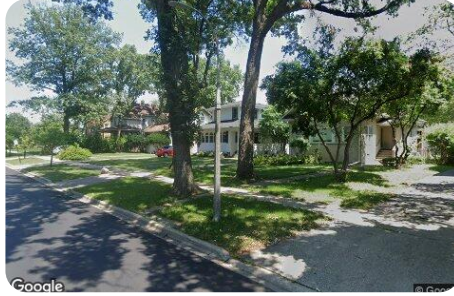
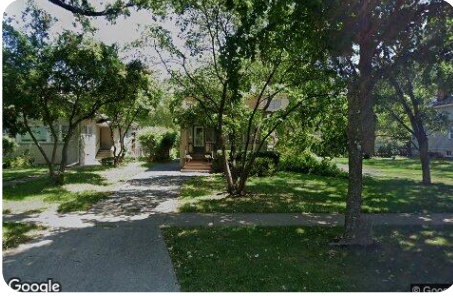


Single Family Residence **RESIDENTIAL**

331 THATCHER AVE

RIVER FOREST, IL 60305

\$788,200 TopHap Estimate · \$394 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,998 ft²

LIVING AREA

0.22 ac

LOT SIZE

1903

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$788K

\$736K low

\$840K high

Last Sale

\$730,000 · Jun 23, 2005

Est. Owner Equity

\$303,700

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$15,791 (2023)
Assessed Value	\$63,692
Previous Assessed	\$60,999
Assessor Market Value	\$636,920

PROPERTY FACTS

Property Type	Single Family Residence
Style	Old Style
County	Cook
Lot (acres)	0.23
Roof	Composition Shingle
Heating	Hot Water
Cooling	None
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

25 FLOOD	7 WILDFIRE	68 HEAT	65 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

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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