

Single Family Residence **RESIDENTIAL**

319 THATCHER AVE

RIVER FOREST, IL 60305

\$925,263 TopHap Estimate · \$350 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,646 ft²

LIVING AREA

0.22 ac

LOT SIZE

1891

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$925K

\$852K low

\$998K high

Est. Owner Equity

\$405,702

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$20,380 (2023)
Assessed Value	\$80,413
Previous Assessed	\$80,413
Assessor Market Value	\$804,130

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.22
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

25 FLOOD	18 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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