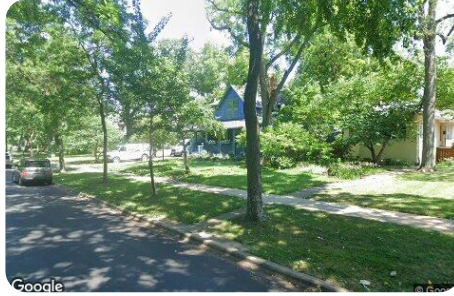


Single Family Residence **RESIDENTIAL**

309 THATCHER AVE

RIVER FOREST, IL 60305

\$571,113 TopHap Estimate · \$465 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,229 ft²

LIVING AREA

0.17 ac

LOT SIZE

1920

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$571K

\$543K low

\$600K high

Last Sale

\$365,000 · Sep 29, 2020

Est. Owner Equity

\$222,313

Loan-to-Value

63%

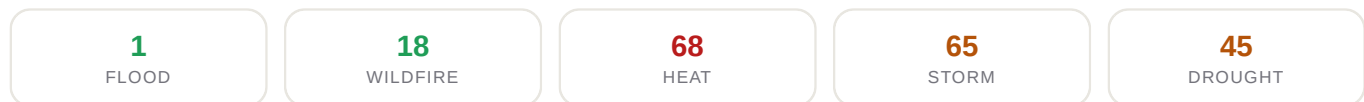
TAX & ASSESSMENT

Property Tax	\$3,686 (2023)
Assessed Value	\$43,000
Previous Assessed	\$43,000
Assessor Market Value	\$430,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	Cook
Lot (acres)	0.17
Roof	Composition Shingle
Heating	Forced Air
Cooling	None
Garage	Garage, Detached

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 29, 2020	Resale	Grant Deed	\$365,000	\$297	\$347K

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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