

Single Family Residence **RESIDENTIAL**

305 THATCHER AVE

RIVER FOREST, IL 60305

\$844,139 TopHap Estimate · \$373 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,262 ft²

LIVING AREA

0.22 ac

LOT SIZE

1941

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$844K

\$793K low

\$896K high

Last Sale

\$775,000 · Jul 15, 2024

Est. Owner Equity

\$298,139

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$18,803 (2023)
Assessed Value	\$74,540
Previous Assessed	\$72,000
Assessor Market Value	\$745,400

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.22
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Hot Water
Cooling	None
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

1 FLOOD	18 WILDFIRE	68 HEAT	65 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 26, 2024	Resale	Warranty Deed	\$775,000	\$343	\$543K
Oct 19, 1999	Resale	Grant Deed	\$345,000	\$153	\$276K

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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