

Single Family Residence **RESIDENTIAL**

535 THATCHER AVE

RIVER FOREST, IL 60305

\$959,193 TopHap Estimate · \$410 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,342 ft²

LIVING AREA

0.26 ac

LOT SIZE

1893

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$959K

\$913K low

\$1M high

Last Sale

\$645,000 · Jul 9, 2003

Est. Owner Equity

\$673,193

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$18,613 (2023)
Assessed Value	\$71,307
Previous Assessed	\$71,307
Assessor Market Value	\$713,070

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.26
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Detached

CLIMATE RISK

1 FLOOD	1 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
Nov 21, 2006	Non-arms-length	Grant Deed	\$950,000	\$406	\$713K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.3 mi
Roosevelt School	Middle	5–8	0.6 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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