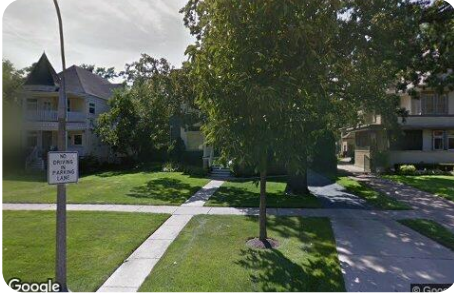


Single Family Residence **RESIDENTIAL**

550 THATCHER AVE

RIVER FOREST, IL 60305

\$1,645,038 TopHap Estimate · \$573 / ft² · confidence 87 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,871 ft²

LIVING AREA

0.34 ac

LOT SIZE

1905

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$1.6M

\$1.4M low

\$1.9M high

Last Sale

\$1,600,000 · Nov 19, 2025

Est. Owner Equity

\$1,145,038

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$23,335 (2023)
Assessed Value	\$88,556
Previous Assessed	\$88,556
Assessor Market Value	\$885,560

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.34
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Hot Water
Cooling	Central
Fireplace	Yes
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
Oct 2, 2025	Resale	Deed	\$1,600,000	\$557	\$500K
Dec 23, 2020	Financing	Intrafamily Transfer			
Jan 9, 2017	Resale	Warranty Deed	\$977,000	\$340	\$782K
Sep 15, 2011	Resale	Warranty Deed	\$999,000	\$348	\$749K
Sep 7, 2007	Resale	Warranty Deed	\$1,060,000	\$369	\$848K
Aug 15, 2002	Resale	Grant Deed	\$767,000	\$267	\$650K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.4 mi
Roosevelt School	Middle	5–8	0.6 mi

Oak Park & River Forest High School	High	9–12	1.9 mi
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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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