

Single Family Residence **RESIDENTIAL**

506 THATCHER AVE

RIVER FOREST, IL 60305

\$735,114 TopHap Estimate · \$346 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,122 ft²

LIVING AREA

0.24 ac

LOT SIZE

1916

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$735K

\$674K low

\$797K high

Last Sale

\$513,500 · Jul 30, 2013

Est. Owner Equity

\$382,114

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$13,602 (2023)
Assessed Value	\$53,000
Previous Assessed	\$53,000
Assessor Market Value	\$530,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cook
Lot (acres)	0.24
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Hot Water
Cooling	None
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
Dec 12, 2019	Quitclaim	Quit Claim Transfer			
Jul 11, 2013	Resale	Warranty Deed	\$513,500	\$242	\$411K
Jun 28, 2011	Financing	Trustees Deed			\$116K
Jun 21, 2006	Resale	Warranty Deed	\$650,000	\$306	\$417K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.4 mi
Roosevelt School	Middle	5–8	0.7 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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