

Single Family Residence **RESIDENTIAL**

618 THATCHER AVE

RIVER FOREST, IL 60305

\$1,139,293 TopHap Estimate · \$335 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

3,397 ft²

LIVING AREA

0.13 ac

LOT SIZE

1939

YEAR BUILT

2

STORIES

8

ROOMS

1

PARKING

VALUATION

\$1.1M

\$1.1M low

\$1.2M high

Last Sale

\$985,000 · Jun 1, 2018

Est. Owner Equity

\$356,293

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$13,779 (2023)
Assessed Value	\$52,324
Previous Assessed	\$52,323
Assessor Market Value	\$523,240

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.13
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK

1 FLOOD	20 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
Sep 21, 2022	Financing	Intrafamily Transfer			
May 17, 2018	Resale	Grant Deed	\$985,000	\$290	\$453K
Dec 13, 2014	Quitclaim	Quit Claim Transfer			
Jul 22, 2005	Resale	Warranty Deed	\$620,000	\$183	\$496K
Dec 29, 2000	Resale	Grant Deed	\$350,000	\$103	\$240K

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

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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