

Single Family Residence **RESIDENTIAL**

610 THATCHER AVE

RIVER FOREST, IL 60305

\$1,181,927 TopHap Estimate · \$419 / ft² · confidence 90 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,820 ft²

LIVING AREA

0.24 ac

LOT SIZE

1903

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$492,000 · Sep 5, 2001

Est. Owner Equity

\$731,927

Loan-to-Value

40%

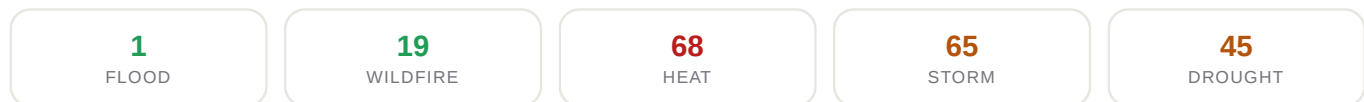
TAX & ASSESSMENT

Property Tax	\$23,068 (2023)
Assessed Value	\$87,580
Previous Assessed	\$87,580
Assessor Market Value	\$875,800

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.24
Roof	Composition Shingle
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 6, 2017	Quitclaim	Quit Claim Transfer			
Sep 5, 2001	Resale	Grant Deed	\$492,000	\$174	\$250K
Jul 19, 1999	Resale	Grant Deed	\$273,000	\$97	\$218K
Jan 22, 1998	Resale	Grant Deed	\$285,000	\$101	\$225K

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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------