

Single Family Residence **RESIDENTIAL**

735 THATCHER AVE

RIVER FOREST, IL 60305

\$1,271,733 TopHap Estimate · \$450 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

4

BATHS

2,824 ft²

LIVING AREA

0.37 ac

LOT SIZE

1913

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.3M high

Last Sale

\$1,100,000 · Apr 19, 2006

Est. Owner Equity

\$311,733

Loan-to-Value

82%

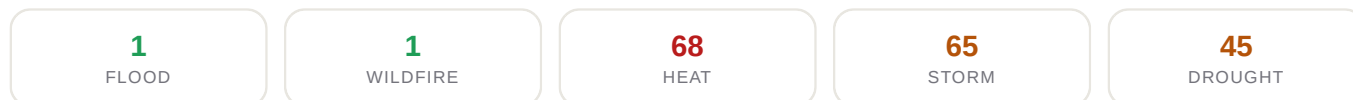
TAX & ASSESSMENT

Property Tax	\$24,675 (2023)
Assessed Value	\$96,102
Previous Assessed	\$96,101
Assessor Market Value	\$961,020

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.37
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	None
Garage	Garage, Detached

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 31, 2006	Resale	Warranty Deed	\$100,000	\$35	\$880K
Apr 25, 2002	Financing	Grant Deed			\$301K

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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