

Single Family Residential

RESIDENTIAL

1974 RIVERS DR

SYCAMORE, IL 60178

\$269,816 TopHap Estimate · \$203 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,332 ft²

LIVING AREA

0.45 ac

LOT SIZE

1973

YEAR BUILT

6

ROOMS

VALUATION

\$270K

\$244K low

\$296K high

Last Sale

\$265,000 · May 15, 2025

Est. Owner Equity

\$269,816

TAX & ASSESSMENT

Property Tax	\$4,899 (2025)
Assessed Value	\$78,174
Previous Assessed	\$73,500
Assessor Market Value	\$234,522

PROPERTY FACTS

Property Type	Single Family Residential
County	DeKalb
Lot (acres)	0.46
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Attached

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 6, 2025	Resale	Executors Deed	\$265,000	\$199	\$257K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
North Elementary School	Elementary	KG–5	0.5 mi
Sycamore Middle School	Middle	6–8	1.0 mi
Sycamore High School	High	9–12	1.6 mi

District: Sycamore Community Unit School District 427

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 60178

69 CRIME INDEX	88 AIR POLLUTION	23,227 POPULATION	\$88K MEDIAN IN-COME	48°F AVG TEMP	52% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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