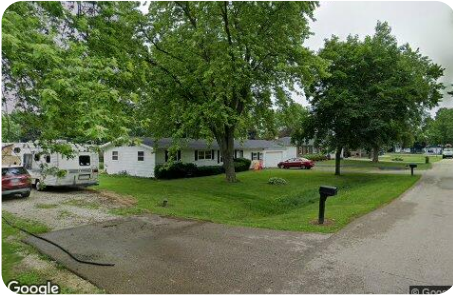


Single Family Residential **RESIDENTIAL**

1940 RIVERS DR

SYCAMORE, IL 60178

\$236,646 TopHap Estimate · \$190 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,248 ft²
LIVING AREA

0.3 ac
LOT SIZE

1972
YEAR BUILT

5
ROOMS

VALUATION

\$237K

\$230K low

\$243K high

Est. Owner Equity **\$0**

Loan-to-Value **146%**

TAX & ASSESSMENT

Property Tax	\$3,969 (2025)
Assessed Value	\$65,546
Previous Assessed	\$61,626
Assessor Market Value	\$196,638

PROPERTY FACTS

Property Type	Single Family Residential
County	DeKalb
Lot (acres)	0.30
Construction	Frame (Unspecified)
Foundation	Retaining Wall
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes

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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