

Single Family Residential **RESIDENTIAL**

1930 RIVERS DR

SYCAMORE, IL 60178

\$262,030 TopHap Estimate · \$188 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,392 ft²

LIVING AREA

0.3 ac

LOT SIZE

1971

YEAR BUILT

5

ROOMS

VALUATION

\$262K

\$247K low

\$277K high

Last Sale

\$122,000 · Mar 7, 2016

Est. Owner Equity

\$140,030

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$5,474 (2025)
Assessed Value	\$74,267
Previous Assessed	\$69,826
Assessor Market Value	\$222,801

PROPERTY FACTS

Property Type	Single Family Residential
County	DeKalb
Lot (acres)	0.30
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
Jan 13, 2016	Resale	Grant Deed	\$122,000	\$88	\$115K
May 14, 2015	Non-arms-length	Trustees Deed	\$128,300	\$92	

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	1.5 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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