

Rural Residence

RESIDENTIAL

925 IL ROUTE 2

DIXON, IL 61021

\$114,478 TopHap Estimate · \$104 / ft² · confidence 91 · as of Jul 14, 2026



1

BATHS

1,104 ft²

LIVING AREA

6.22 ac

LOT SIZE

1920

YEAR BUILT

1

STORIES

VALUATION

\$114K

\$104K low

\$125K high

Est. Owner Equity

\$38,478

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$2,593 (2025)
Assessed Value	\$47,258
Previous Assessed	\$45,054

PROPERTY FACTS

Property Type	Rural Residence
County	LEE
Lot (acres)	6.22
Pool	No

CLIMATE RISK

1 FLOOD	15 WILDFIRE	68 HEAT	68 STORM	31 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Washington Elementary School	Elementary	PK–1	1.3 mi
Dixon High School	High	9–12	2.0 mi
Reagan Middle School	Middle	6–8	2.0 mi

District: Dixon Unit School District 170

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 61021

118 CRIME INDEX	85 AIR POLLUTION	21,708 POPULATION	\$66K MEDIAN IN-COME	49°F AVG TEMP	55% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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