

Rural Residence

RESIDENTIAL

DIXON, IL 61021

\$1,096,421 TopHap Estimate · confidence 71 · as of Jul 14, 2026

78 ac

LOT SIZE

VALUATION

\$1.1M

\$780K low

\$1.4M high

Est. Owner Equity	\$662,821
Loan-to-Value	40%

TAX & ASSESSMENT

Property Tax	\$3,554 (2025)
Assessed Value	\$50,049
Previous Assessed	\$46,389

PROPERTY FACTS

Property Type	Rural Residence
County	LEE
Lot (acres)	78.00
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 18, 2026	Financing	Deed			
Nov 12, 2024	Resale	Special Warranty Deed	\$967,500		\$434K
Sep 17, 2024	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Dixon High School	High	9–12	3.6 mi
Washington Elementary School	Elementary	PK–1	4.0 mi
Reagan Middle School	Middle	6–8	4.9 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	Absentee owner
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