

Single Family Residential

RESIDENTIAL

1718 RIVERVIEW DR

DIXON, IL 61021

\$295,889 TopHap Estimate · \$269 / ft² · confidence 85 · as of Jul 14, 2026

2

BATHS

1,101 ft²

LIVING AREA

0.4 ac

LOT SIZE

1963

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$296K

\$251K low

\$341K high

Last Sale

\$215,000 · Mar 30, 2005

Est. Owner Equity

\$87,789

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax

\$6,302 (2025)

Assessed Value

\$88,741

Previous Assessed

\$87,233

Assessor Market Value

\$266,223

PROPERTY FACTS

Property Type	Single Family Residential
County	LEE
Lot (acres)	0.40
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 22, 2014	Financing	Intrafamily Transfer			\$38K
May 22, 2014	Quitclaim	Quit Claim Transfer			
Mar 7, 2005	Resale	Warranty Deed	\$215,000	\$195	\$107K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Dixon High School	High	9–12	2.1 mi
Reagan Middle School	Middle	6–8	2.7 mi
Washington Elementary School	Elementary	PK–1	2.9 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

Owner occupied