

Single Family Residential

**RESIDENTIAL**

# 579 RIVER LN

DIXON, IL 61021

**\$361,373** TopHap Estimate · \$178 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3.5**

BATHS

**2,028 ft<sup>2</sup>**

LIVING AREA

**1.68 ac**

LOT SIZE

**1995**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$361K**

**\$341K low**

**\$382K high**

Last Sale

**\$260,000 · Sep 17, 2020**

Est. Owner Equity

**\$119,573**

Loan-to-Value

**71%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,459 (2025) |
| Assessed Value        | \$96,953       |
| Previous Assessed     | \$96,590       |
| Assessor Market Value | \$290,859      |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Single Family Residential |
| County        | LEE                       |
| Lot (acres)   | 1.68                      |
| Pool          | No                        |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-----------|--------------------|--------|
| Aug 27, 2020 | Resale | Warranty Deed | \$260,000 | \$128              | \$242K |
| Sep 13, 2018 | Resale | Warranty Deed | \$245,000 | \$121              | \$196K |
| Sep 13, 2018 | Resale | Warranty Deed | \$245,000 | \$121              |        |
| Sep 13, 2018 | Resale | Warranty Deed | \$245,000 | \$121              | \$196K |
| Aug 20, 2015 | Resale | Deed          | \$109,000 | \$54               | \$22K  |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Dixon High School            | High       | 9–12   | 1.8 mi   |
| Reagan Middle School         | Middle     | 6–8    | 2.5 mi   |
| Washington Elementary School | Elementary | PK–1   | 2.5 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

|                                       |                                        |                                         |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>118</div> <div>CRIME INDEX</div> | <div>85</div> <div>AIR POLLUTION</div> | <div>21,708</div> <div>POPULATION</div> | <div>\$66K</div> <div>MEDIAN IN-COME</div> | <div>49°F</div> <div>AVG TEMP</div> | <div>55%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|