

Single Family Residential

RESIDENTIAL

1689 RIVER RIDGE DR

DIXON, IL 61021

\$383,875 TopHap Estimate · \$177 / ft² · confidence 89 · as of Jul 14, 2026



2.5

BATHS

2,173 ft²

LIVING AREA

1.11 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$384K

\$340K low

\$428K high

Est. Owner Equity

\$158,875

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$7,618 (2025)
Assessed Value	\$113,270
Previous Assessed	\$112,762
Assessor Market Value	\$339,810

PROPERTY FACTS

Property Type	Single Family Residential
County	LEE
Lot (acres)	1.11
Pool	No

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Dixon High School	High	9–12	4.9 mi
Reagan Middle School	Middle	6–8	5.6 mi
Washington Elementary School	Elementary	PK–1	5.6 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