

Single Family Residential

RESIDENTIAL

1677 RIVER RIDGE DR

DIXON, IL 61021

\$318,438 TopHap Estimate · \$144 / ft² · confidence 88 · as of Jul 14, 2026



2.5

BATHS

2,218 ft²

LIVING AREA

1.1 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$318K

\$281K low

\$356K high

Last Sale

\$18,500 · May 22, 2006

Est. Owner Equity

\$157,838

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$6,055 (2025)
Assessed Value	\$91,265
Previous Assessed	\$90,215
Assessor Market Value	\$273,795

PROPERTY FACTS

Property Type	Single Family Residential
County	LEE
Lot (acres)	1.10
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 22, 2006	Non-arms-length	Joint Tenancy Deed	\$18,500	\$8	

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
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