

Single Family Residential

RESIDENTIAL

1688 RIVER RIDGE DR

DIXON, IL 61021

\$530,590 TopHap Estimate · \$238 / ft² · confidence 76 · as of Jul 14, 2026



2.5

BATHS

2,226 ft²

LIVING AREA

1.05 ac

LOT SIZE

2022

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$531K

\$405K low

\$656K high

Est. Owner Equity

\$530,590

TAX & ASSESSMENT

Property Tax	\$9,168 (2025)
Assessed Value	\$149,952
Previous Assessed	\$137,056
Assessor Market Value	\$449,856

PROPERTY FACTS

Property Type	Single Family Residential
County	LEE
Lot (acres)	1.05
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 24, 2025	Financing	Deed			
Nov 1, 2023	Resale	Warranty Deed	\$337,500	\$152	
Jul 24, 2020	Resale	Warranty Deed	\$24,000	\$11	
Mar 27, 2019	Resale	Deed	\$24,000	\$11	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Dixon High School	High	9–12	4.8 mi
Reagan Middle School	Middle	6–8	5.5 mi
Washington Elementary School	Elementary	PK–1	5.5 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

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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