

Single Family Residential

RESIDENTIAL

1684 RIVER RIDGE DR

DIXON, IL 61021

\$370,022 TopHap Estimate · \$153 / ft² · confidence 93 · as of Jul 14, 2026



2

BATHS

2,413 ft²

LIVING AREA

1.05 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$370K

\$344K low

\$396K high

Last Sale

\$135,000 · Jul 2, 2013

Est. Owner Equity

\$250,022

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$7,359 (2025)
Assessed Value	\$114,626
Previous Assessed	\$112,271
Assessor Market Value	\$343,878

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 28, 2013	Resale	Warranty Deed	\$135,000	\$56	\$120K
Dec 4, 2006	Non-arms-length	Joint Tenancy Deed	\$18,500	\$8	

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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