

Single Family Residential

RESIDENTIAL

1678 RIVER RIDGE DR

DIXON, IL 61021

\$358,839 TopHap Estimate · \$199 / ft² · confidence 92 · as of Jul 14, 2026



2

BATHS

1,804 ft²

LIVING AREA

1.05 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$359K

\$329K low

\$389K high

Last Sale

\$222,000 · Mar 5, 2008

Est. Owner Equity

\$146,839

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$6,869 (2025)
Assessed Value	\$102,721
Previous Assessed	\$102,109
Assessor Market Value	\$308,163

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 20, 2020	Financing	Intrafamily Transfer			\$212K
Nov 21, 2011	Financing	Warranty Deed			\$196K
Feb 29, 2008	Resale	Warranty Deed	\$222,000	\$123	\$40K
Apr 21, 2006	Resale	Warranty Deed	\$18,500	\$10	

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	5.6 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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