

Single Family Residential

RESIDENTIAL

1673 RIVER RIDGE DR

DIXON, IL 61021

\$315,622 TopHap Estimate · \$171 / ft² · confidence 86 · as of Jul 14, 2026



2

BATHS

1,848 ft²

LIVING AREA

1.1 ac

LOT SIZE

2011

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$316K

\$272K low

\$359K high

Last Sale

\$110,000 · Feb 29, 2016

Est. Owner Equity

\$124,622

Loan-to-Value

57%

TAX & ASSESSMENT

Assessed Value	\$88,887
Previous Assessed	\$88,613
Assessor Market Value	\$266,661

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 29, 2016	Resale	Warranty Deed	\$110,000	\$60	\$210K
Dec 7, 2009	Non-arms-length	Joint Tenancy Deed	\$20,000	\$11	

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	5.7 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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