

Single Family Residential

RESIDENTIAL

261 IL ROUTE 2

DIXON, IL 61021

\$312,905 TopHap Estimate · \$139 / ft² · confidence 95 · as of Jul 14, 2026

2

BATHS

2,250 ft²

LIVING AREA

7.52 ac

LOT SIZE

1861

YEAR BUILT

2

STORIES

VALUATION

\$313K

\$298K low

\$328K high

Est. Owner Equity

\$87,912

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax

\$5,937 (2025)

Assessed Value

\$94,599

Previous Assessed

\$93,720

Assessor Market Value

\$283,797

PROPERTY FACTS

Property Type	Single Family Residential
County	LEE
Lot (acres)	7.52
Foundation	No Foundation
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 11, 2017	Financing	Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Dixon High School	High	9–12	5.1 mi
Reagan Middle School	Middle	6–8	5.7 mi
Washington Elementary School	Elementary	PK–1	5.8 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