

Single Family Residential

RESIDENTIAL

265 IL ROUTE 2

DIXON, IL 61021

\$225,400 TopHap Estimate · \$128 / ft² · confidence 89 · as of Jul 14, 2026

1

BATHS

1,760 ft²

LIVING AREA

1.61 ac

LOT SIZE

1914

YEAR BUILT

2

STORIES

VALUATION

\$225K

\$201K low

\$250K high

Last Sale

\$195,000 · Sep 3, 2019

Est. Owner Equity

\$0

Loan-to-Value

114%

TAX & ASSESSMENT

Property Tax

\$3,947 (2025)

Assessed Value

\$61,578

Previous Assessed

\$61,206

Assessor Market Value

\$184,734

PROPERTY FACTS

Property Type	Single Family Residential
County	LEE
Lot (acres)	1.61
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 28, 2019	Non-arms-length	Joint Tenancy Deed	\$195,000	\$111	\$145K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Dixon High School	High	9–12	5.1 mi
Reagan Middle School	Middle	6–8	5.6 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