

Single Family Residential

**RESIDENTIAL**

# 416 IL ROUTE 2

DIXON, IL 61021

**\$469,429** TopHap Estimate · \$134 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**2**

BATHS

**3,492 ft<sup>2</sup>**

LIVING AREA

**8.6 ac**

LOT SIZE

**1963**

YEAR BUILT

## VALUATION

**\$469K**

**\$452K low**

**\$486K high**

Last Sale

**\$105,000 · May 25, 2018**

Est. Owner Equity

**\$191,429**

Loan-to-Value

**63%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,617 (2025) |
| Assessed Value        | \$127,343      |
| Previous Assessed     | \$125,941      |
| Assessor Market Value | \$382,029      |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Single Family Residential |
| Style         | Split Level               |
| County        | LEE                       |
| Lot (acres)   | 8.60                      |
| Pool          | No                        |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE     | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|-----------------------|-----------|--------------------|------|
| May 3, 2018  | Resale    | Special Warranty Deed | \$105,000 | \$30               |      |
| May 1, 2018  | Financing | Sheriffs Deed         |           |                    |      |
| Aug 21, 2017 | Financing | Sheriffs Deed         |           |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Dixon High School            | High       | 9–12   | 3.5 mi   |
| Reagan Middle School         | Middle     | 6–8    | 4.0 mi   |
| Washington Elementary School | Elementary | PK–1   | 4.2 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>118</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>21,708</b><br>POPULATION | <b>\$66K</b><br>MEDIAN IN-COME | <b>49°F</b><br>AVG TEMP | <b>55%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|