

Single Family Residential

RESIDENTIAL

406 IL ROUTE 2

DIXON, IL 61021

\$613,884 TopHap Estimate · \$220 / ft² · confidence 88 · as of Jul 14, 2026



1

BATHS

2,787 ft²

LIVING AREA

24.26 ac

LOT SIZE

1970

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$614K

\$538K low

\$690K high

Est. Owner Equity

\$413,884

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$12,027 (2025)
Assessed Value	\$180,359
Previous Assessed	\$176,845
Assessor Market Value	\$541,077

PROPERTY FACTS

Property Type	Single Family Residential
County	LEE
Lot (acres)	24.26
Pool	No

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Dixon High School	High	9–12	3.5 mi
Reagan Middle School	Middle	6–8	4.1 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

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