

Single Family Residential

**RESIDENTIAL**

# 854 RIVERSIDE DR

DIXON, IL 61021

**\$544,968** TopHap Estimate · \$268 / ft<sup>2</sup> · confidence 88 · as of Jul 14, 2026



**3**

BATHS

**2,036 ft<sup>2</sup>**

LIVING AREA

**0.52 ac**

LOT SIZE

**1978**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$545K**

\$482K low

\$608K high

Last Sale

**\$513,500 · Nov 5, 2025**

Est. Owner Equity

**\$42,222**

Loan-to-Value

**92%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,180 (2025) |
| Assessed Value        | \$114,376      |
| Previous Assessed     | \$113,001      |
| Assessor Market Value | \$343,128      |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Single Family Residential |
| County        | LEE                       |
| Lot (acres)   | 0.52                      |
| Pool          | No                        |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|------|-----------|--------------------|--------|
| Nov 3, 2025  | Resale    | Deed | \$513,500 | \$252              | \$503K |
| Nov 14, 2018 | Financing | Deed |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Washington Elementary School | Elementary | PK–1   | 4.0 mi   |
| Dixon High School            | High       | 9–12   | 4.6 mi   |
| Reagan Middle School         | Middle     | 6–8    | 5.5 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 | Owner occupied |
|-----------|----------------|