

Single Family Residential

**RESIDENTIAL**

# 853 RIVERSIDE DR

DIXON, IL 61021

**\$380,117** TopHap Estimate · \$159 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**4**

BATHS

**2,394 ft<sup>2</sup>**

LIVING AREA

**0.71 ac**

LOT SIZE

**1979**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$380K**

\$342K low

\$418K high

Last Sale

**\$112,500 · Feb 13, 2015**

Est. Owner Equity

**\$330,117**

Loan-to-Value

**14%**

## TAX & ASSESSMENT

|                       |           |
|-----------------------|-----------|
| Assessed Value        | \$99,560  |
| Previous Assessed     | \$92,799  |
| Assessor Market Value | \$298,680 |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Single Family Residential |
| County        | LEE                       |
| Lot (acres)   | 0.71                      |
| Pool          | No                        |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------|-----------|--------------------|--------|
| Apr 11, 2026 | Financing | Mortgage      |           |                    | \$50K  |
| Feb 2, 2015  | Resale    | Warranty Deed | \$112,500 | \$47               | \$225K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Washington Elementary School | Elementary | PK–1   | 3.9 mi   |
| Dixon High School            | High       | 9–12   | 4.5 mi   |
| Reagan Middle School         | Middle     | 6–8    | 5.4 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 |
|-----------|----------------|