

Single Family Residential

**RESIDENTIAL**

# 839 RIVERSIDE DR

DIXON, IL 61021

**\$344,696** TopHap Estimate · \$137 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**2.5**

BATHS

**2,520 ft<sup>2</sup>**

LIVING AREA

**0.54 ac**

LOT SIZE

**1995**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$345K**

\$326K low

\$363K high

Last Sale

**\$320,000 · Sep 2, 2025**

Est. Owner Equity

**\$124,696**

Loan-to-Value

**64%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,364 (2025) |
| Assessed Value        | \$89,442       |
| Previous Assessed     | \$78,246       |
| Assessor Market Value | \$268,326      |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Single Family Residential |
| County        | LEE                       |
| Lot (acres)   | 0.54                      |
| Pool          | No                        |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-----------|--------------------|--------|
| Aug 29, 2025 | Resale | Warranty Deed | \$320,000 | \$127              | \$220K |
| Aug 4, 2006  | Resale | Warranty Deed | \$182,000 | \$72               |        |

## 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 |
|-----------|----------------|