

Single Family Residential

RESIDENTIAL

860 RIVERSIDE DR

DIXON, IL 61021

\$352,465

TopHap Estimate · \$286 / ft² · confidence 88 · as of Jul 14, 2026



2.5

BATHS

1,232 ft²

LIVING AREA

0.42 ac

LOT SIZE

1969

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$352K

\$309K low

\$396K high

Est. Owner Equity

\$322,465

Loan-to-Value

10%

TAX & ASSESSMENT

Property Tax	\$6,204 (2025)
Assessed Value	\$97,749
Previous Assessed	\$92,373
Assessor Market Value	\$293,247

PROPERTY FACTS

Property Type	Single Family Residential
County	LEE
Lot (acres)	0.42
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 31, 2017	Financing	Deed			
Apr 24, 2015	Resale	Warranty Deed	\$87,500	\$71	\$140K

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

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
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