

Single Family Residential

**RESIDENTIAL**

# 862 RIVERSIDE DR

DIXON, IL 61021

**\$390,226**

TopHap Estimate · \$177 / ft<sup>2</sup> · confidence 86 · as of Jul 14, 2026



**1.5**

BATHS

**2,205 ft<sup>2</sup>**

LIVING AREA

**0.47 ac**

LOT SIZE

**1971**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$390K**

\$337K low

\$443K high

Est. Owner Equity

**\$58,226**

Loan-to-Value

**82%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,195 (2025) |
| Assessed Value        | \$120,590      |
| Previous Assessed     | \$113,422      |
| Assessor Market Value | \$361,770      |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Single Family Residential |
| County        | LEE                       |
| Lot (acres)   | 0.47                      |
| Pool          | No                        |

## 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**