

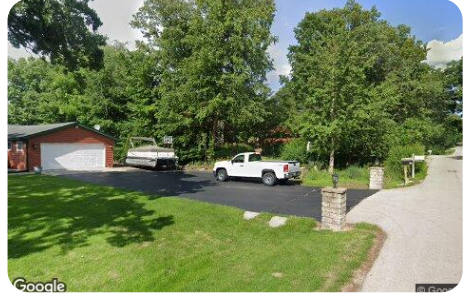
Single Family Residential

RESIDENTIAL

864 RIVERSIDE DR

DIXON, IL 61021

\$278,894 TopHap Estimate · \$211 / ft² · confidence 86 · as of Jul 14, 2026



2

BATHS

1,324 ft²

LIVING AREA

0.51 ac

LOT SIZE

1971

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$279K

\$240K low

\$317K high

Est. Owner Equity

\$192,212

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$5,529 (2025)
Assessed Value	\$88,305
Previous Assessed	\$86,046
Assessor Market Value	\$264,915

PROPERTY FACTS

Property Type	Single Family Residential
County	LEE
Lot (acres)	0.51
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

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