

Single Family Residential

RESIDENTIAL

868 RIVERSIDE DR

DIXON, IL 61021

\$439,476 TopHap Estimate · \$299 / ft² · confidence 92 · as of Jul 14, 2026



2

BATHS

1,472 ft²

LIVING AREA

0.76 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$439K

\$403K low

\$476K high

Last Sale

\$330,000 · Aug 11, 2021

Est. Owner Equity

\$349,476

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$7,568 (2025)
Assessed Value	\$111,823
Previous Assessed	\$108,891
Assessor Market Value	\$335,469

PROPERTY FACTS

Property Type	Single Family Residential
County	LEE
Lot (acres)	0.76
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 6, 2021	Resale	Warranty Deed	\$330,000	\$224	\$90K
Jan 15, 2018	Quitclaim	Quit Claim Transfer			
Nov 12, 2013	Resale	Warranty Deed	\$118,753	\$81	\$226K

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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