

Single Family Residential

RESIDENTIAL

872 RIVERSIDE DR

DIXON, IL 61021

\$384,765 TopHap Estimate · \$232 / ft² · confidence 87 · as of Jul 14, 2026



2

BATHS

1,662 ft²

LIVING AREA

0.53 ac

LOT SIZE

1972

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$385K

\$336K low

\$433K high

Last Sale

\$250,000 · Mar 21, 2011

Est. Owner Equity

\$384,765

TAX & ASSESSMENT

Property Tax	\$7,283 (2025)
Assessed Value	\$112,834
Previous Assessed	\$110,487
Assessor Market Value	\$338,502

PROPERTY FACTS

Property Type	Single Family Residential
County	LEE
Lot (acres)	0.53
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 14, 2021	Financing	Warranty Deed			
Mar 10, 2011	Non-arms-length	Trustees Deed	\$250,000	\$150	\$100K

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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