

Single Family Residential

RESIDENTIAL

874 RIVERSIDE DR

DIXON, IL 61021

\$351,920

TopHap Estimate · \$169 / ft² · confidence 97 · as of Jul 14, 2026



2.5

BATHS

2,088 ft²

LIVING AREA

0.46 ac

LOT SIZE

1971

YEAR BUILT

VALUATION

\$352K

\$343K low

\$361K high

Last Sale

\$170,000 · Nov 2, 2017

Est. Owner Equity

\$7,920

Loan-to-Value

109%

TAX & ASSESSMENT

Property Tax	\$6,485 (2025)
Assessed Value	\$96,682
Previous Assessed	\$91,887
Assessor Market Value	\$290,046

PROPERTY FACTS

Property Type	Single Family Residential
Style	Split Level
County	LEE
Lot (acres)	0.46
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 1, 2017	Resale	Deed	\$170,000	\$81	\$167K

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	5.4 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
--------------------	---------------------	----------------------	-------------------------	------------------	-----------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------