

Single Family Residential

RESIDENTIAL

878 RIVERSIDE DR

DIXON, IL 61021

\$490,851 TopHap Estimate · \$234 / ft² · confidence 87 · as of Jul 14, 2026



2.5

BATHS

2,097 ft²

LIVING AREA

0.55 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$491K

\$428K low

\$553K high

Last Sale

\$370,000 · Nov 7, 2022

Est. Owner Equity

\$44,851

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$8,538 (2025)
Assessed Value	\$130,976
Previous Assessed	\$123,986
Assessor Market Value	\$392,928

PROPERTY FACTS

Property Type	Single Family Residential
County	LEE
Lot (acres)	0.55
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 4, 2022	Resale	Warranty Deed	\$370,000	\$176	\$296K

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

OWNERSHIP

Occupancy	Owner occupied
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