

Single Family Residential

RESIDENTIAL

861 RIVERSIDE DR

DIXON, IL 61021

\$337,128 TopHap Estimate · \$194 / ft² · confidence 91 · as of Jul 14, 2026



2.5

BATHS

1,736 ft²

LIVING AREA

0.57 ac

LOT SIZE

1975

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$337K

\$308K low

\$367K high

Last Sale

\$280,000 · Sep 23, 2022

Est. Owner Equity

\$57,128

Loan-to-Value

92%

TAX & ASSESSMENT

Assessed Value	\$86,844
Previous Assessed	\$93,888
Assessor Market Value	\$260,532

PROPERTY FACTS

Property Type	Single Family Residential
County	LEE
Lot (acres)	0.57
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 16, 2022	Resale	Special Warranty Deed	\$280,000	\$161	\$280K
Dec 23, 2019	Financing	Intrafamily Transfer			
Jul 7, 2006	Resale	Warranty Deed	\$205,000	\$118	\$95K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Washington Elementary School	Elementary	PK–1	4.0 mi
Dixon High School	High	9–12	4.5 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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