

Single Family Residential

RESIDENTIAL

863 RIVERSIDE DR

DIXON, IL 61021

\$243,884 TopHap Estimate · \$134 / ft² · confidence 92 · as of Jul 14, 2026



1.5

BATHS

1,820 ft²

LIVING AREA

0.51 ac

LOT SIZE

1975

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$244K

\$224K low

\$263K high

Last Sale

\$80,000 · Dec 2, 2015

Est. Owner Equity

\$243,884

TAX & ASSESSMENT

Property Tax	\$4,380 (2025)
Assessed Value	\$67,246
Previous Assessed	\$65,552
Assessor Market Value	\$201,738

PROPERTY FACTS

Property Type	Single Family Residential
County	LEE
Lot (acres)	0.51
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 24, 2015	Resale	Warranty Deed	\$80,000	\$44	

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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