

Single Family Residential

RESIDENTIAL

865 RIVERSIDE DR

DIXON, IL 61021

\$239,806 TopHap Estimate · \$186 / ft² · confidence 90 · as of Jul 14, 2026



2

BATHS

1,288 ft²

LIVING AREA

0.5 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$240K

\$217K low

\$263K high

Est. Owner Equity

\$124,806

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$3,427 (2025)
Assessed Value	\$58,917
Previous Assessed	\$57,240
Assessor Market Value	\$176,751

PROPERTY FACTS

Property Type	Single Family Residential
County	LEE
Lot (acres)	0.50
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 21, 2022	Financing	Intrafamily Transfer			

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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