

Single Family Residential

**RESIDENTIAL**

# 2161 FAWN RIDGE DR

DIXON, IL 61021

**\$430,359** TopHap Estimate · \$214 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3.5**

BATHS

**2,011 ft<sup>2</sup>**

LIVING AREA

**1.63 ac**

LOT SIZE

**2000**

YEAR BUILT

**1**

STORIES

**3**

PARKING

## VALUATION

**\$430K**

\$404K low

\$457K high

Last Sale

**\$306,500 · Aug 21, 2020**

Est. Owner Equity

**\$185,159**

Loan-to-Value

**53%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$9,592 (2025) |
| Assessed Value        | \$140,127      |
| Previous Assessed     | \$134,865      |
| Assessor Market Value | \$420,381      |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Single Family Residential |
| County        | LEE                       |
| Lot (acres)   | 1.63                      |
| Pool          | No                        |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-----------|--------------------|--------|
| Aug 20, 2020 | Resale | Warranty Deed | \$306,500 | \$152              | \$245K |
| Jan 5, 2016  | Resale | Warranty Deed | \$146,000 | \$73               | \$302K |
| Jun 27, 2007 | Resale | Warranty Deed | \$285,000 | \$142              |        |
| Feb 15, 2005 | Resale | Warranty Deed | \$280,000 | \$139              | \$224K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Washington Elementary School | Elementary | PK–1   | 3.1 mi   |
| Dixon High School            | High       | 9–12   | 3.4 mi   |
| Reagan Middle School         | Middle     | 6–8    | 4.6 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>118</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>21,708</b><br>POPULATION | <b>\$66K</b><br>MEDIAN IN-COME | <b>49°F</b><br>AVG TEMP | <b>55%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|