

Single Family Residential

RESIDENTIAL

2153 FAWN RIDGE DR

DIXON, IL 61021

\$502,421 TopHap Estimate · \$186 / ft² · confidence 80 · as of Jul 14, 2026



2.5

BATHS

2,702 ft²

LIVING AREA

1.78 ac

LOT SIZE

1997

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$502K

\$401K low

\$604K high

Last Sale

\$580,000 · May 22, 2026

Est. Owner Equity

\$122,421

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$9,741 (2025)
Assessed Value	\$142,203
Previous Assessed	\$143,082
Assessor Market Value	\$426,609

PROPERTY FACTS

Property Type	Single Family Residential
County	LEE
Lot (acres)	1.78
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 19, 2026	Resale	Warranty Deed	\$580,000	\$215	\$380K
Jun 19, 2007	Resale	Warranty Deed	\$393,000	\$145	\$150K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Washington Elementary School	Elementary	PK–1	3.0 mi
Dixon High School	High	9–12	3.4 mi
Reagan Middle School	Middle	6–8	4.5 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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