

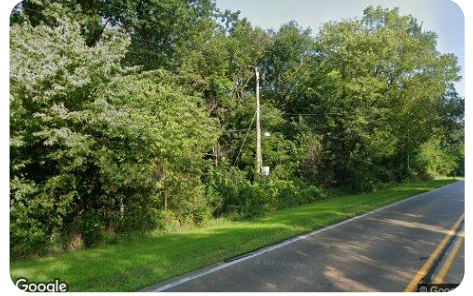
Single Family Residential

RESIDENTIAL

2162 FAWN RIDGE DR

DIXON, IL 61021

\$488,236 TopHap Estimate · \$227 / ft² · confidence 90 · as of Jul 14, 2026



4

BATHS

2,155 ft²

LIVING AREA

1.41 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$488K

\$438K low

\$538K high

Last Sale

\$457,000 · Oct 7, 2025

Est. Owner Equity

\$181,236

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$9,393 (2025)
Assessed Value	\$142,344
Previous Assessed	\$141,518
Assessor Market Value	\$427,032

PROPERTY FACTS

Property Type	Single Family Residential
County	LEE
Lot (acres)	1.41
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 3, 2025	Resale	Warranty Deed	\$457,000	\$212	\$307K
Jun 25, 2021	Resale	Warranty Deed	\$355,000	\$165	\$368K
Jul 23, 2019	Resale	Deed	\$355,000	\$165	
Jun 26, 2012	Financing	Intrafamily Transfer			
Jun 26, 2012	Financing	Intrafamily Transfer			\$57K
Dec 15, 2010	Financing	Warranty Deed			
Oct 30, 2008	Resale	Warranty Deed	\$307,000	\$142	\$90K

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

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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