

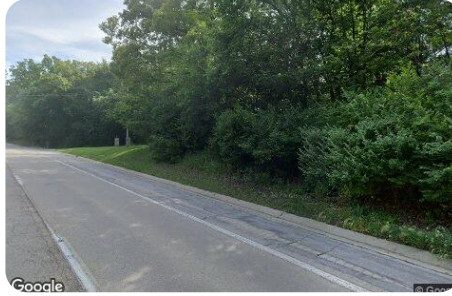
Single Family Residential

RESIDENTIAL

2045 IL ROUTE 2

DIXON, IL 61021

\$191,481 TopHap Estimate · \$53 / ft² · confidence 86 · as of Jul 14, 2026



3.5

BATHS

3,630 ft²

LIVING AREA

5 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$191K

\$165K low

\$218K high

Last Sale

\$80,000 · May 24, 2013

Est. Owner Equity

\$191,481

TAX & ASSESSMENT

Property Tax	\$10,244 (2025)
Assessed Value	\$169,883
Previous Assessed	\$168,128
Assessor Market Value	\$509,649

PROPERTY FACTS

Property Type	Single Family Residential
County	LEE
Lot (acres)	5.00
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 2, 2021	Financing	Intrafamily Transfer			
May 20, 2013	Resale	Warranty Deed	\$80,000	\$22	
Oct 15, 2012	Resale	Warranty Deed	\$107,500	\$30	
Oct 15, 2012	Resale	Warranty Deed	\$645,000	\$178	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Washington Elementary School	Elementary	PK–1	3.0 mi
Dixon High School	High	9–12	3.8 mi
Reagan Middle School	Middle	6–8	4.0 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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