

Rural Residence

RESIDENTIAL

2045 IL ROUTE 2

DIXON, IL 61021

\$253,257 TopHap Estimate · confidence 88 · as of Jul 14, 2026

35 ac

LOT SIZE

VALUATION

\$253K

\$223K low

\$284K high

Est. Owner Equity

\$253,257

TAX & ASSESSMENT

Property Tax	\$524 (2025)
Assessed Value	\$7,333
Previous Assessed	\$8,603
Assessor Market Value	\$10,902

PROPERTY FACTS

Property Type	Rural Residence
County	LEE
Lot (acres)	35.00

Pool

No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 25, 2020	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Washington Elementary School	Elementary	PK–1	2.9 mi
Dixon High School	High	9–12	3.7 mi
Reagan Middle School	Middle	6–8	3.9 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

Absentee owner