

Single Family Residential

RESIDENTIAL

2048 IL ROUTE 2

DIXON, IL 61021

\$129,914 TopHap Estimate · \$121 / ft² · confidence 91 · as of Jul 14, 2026



2

BATHS

1,073 ft²

LIVING AREA

1.73 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

VALUATION

\$130K

\$118K low

\$142K high

Est. Owner Equity

\$84,914

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$2,859 (2025)
Assessed Value	\$39,978
Previous Assessed	\$39,586
Assessor Market Value	\$119,934

PROPERTY FACTS

Property Type	Single Family Residential
County	LEE
Lot (acres)	1.73
Pool	No

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Washington Elementary School	Elementary	PK–1	3.1 mi
Dixon High School	High	9–12	3.9 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.

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