

Single Family Residential

RESIDENTIAL

1104 UNIVERSITY ST

DIXON, IL 61021

\$241,566

TopHap Estimate · \$225 / ft² · confidence 82 · as of Jul 14, 2026



1

BATHS

1,076 ft²

LIVING AREA

0.32 ac

LOT SIZE

1951

YEAR BUILT

1

STORIES

VALUATION

\$242K

\$198K low

\$285K high

Last Sale

\$224,500 · Sep 25, 2025

Est. Owner Equity

\$17,066

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$3,604 (2025)
Assessed Value	\$45,110
Previous Assessed	\$44,225
Assessor Market Value	\$135,330

PROPERTY FACTS

Property Type	Single Family Residential
County	LEE
Lot (acres)	0.32
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 23, 2025	Resale	Warranty Deed	\$224,500	\$209	\$225K
Aug 21, 2018	Resale	Special Warranty Deed	\$59,000	\$55	\$56K
Mar 13, 2018	Financing	Sheriffs Deed			
Apr 19, 2006	Non-arms-length	Trustees Deed	\$110,000	\$102	\$88K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Washington Elementary School	Elementary	PK–1	0.3 mi
Dixon High School	High	9–12	1.1 mi
Reagan Middle School	Middle	6–8	1.7 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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