

Condominium

RESIDENTIAL

1731 W RIVER ST

DIXON, IL 61021

\$284,830 TopHap Estimate · \$170 / ft² · confidence 75 · as of Jul 14, 2026



2

BATHS

1,673 ft²

LIVING AREA

0.16 ac

LOT SIZE

2007

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$285K

\$213K low

\$357K high

Last Sale

\$138,000 · Sep 2, 2022

Est. Owner Equity

\$284,830

TAX & ASSESSMENT

Property Tax	\$4,673 (2025)
Assessed Value	\$61,721
Previous Assessed	\$60,511
Assessor Market Value	\$185,163

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	LEE
Lot (acres)	0.16
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 2, 2022	Resale	Special Warranty Deed	\$138,000	\$82	
Aug 24, 2017	Resale	Deed	\$324,000	\$194	
Jan 22, 2010	Resale	Warranty Deed	\$920,000	\$550	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Dixon High School	High	9–12	0.9 mi
Reagan Middle School	Middle	6–8	1.7 mi
Washington Elementary School	Elementary	PK–1	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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