

Condominium

RESIDENTIAL

1721 W RIVER ST

DIXON, IL 61021

\$193,621 TopHap Estimate · \$116 / ft² · confidence 88 · as of Jul 14, 2026



2

BATHS

1,673 ft²

LIVING AREA

0.17 ac

LOT SIZE

2007

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$194K

\$171K low

\$217K high

Last Sale

\$167,000 · Aug 7, 2023

Est. Owner Equity

\$60,021

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$5,134 (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)	0.17
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 28, 2023	Resale	Deed	\$167,000	\$100	\$134K
Jun 11, 2021	Resale	Warranty Deed	\$165,000	\$99	
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	1.6 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
---------------------------------------	--	---	--	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------