

Condominium

RESIDENTIAL

1735 W RIVER ST

DIXON, IL 61021

\$320,487 TopHap Estimate · \$109 / ft² · confidence 76 · as of Jul 14, 2026



3

BATHS

2,944 ft²

LIVING AREA

0.16 ac

LOT SIZE

2007

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$320K

\$245K low

\$396K high

Last Sale

\$302,500 · Aug 13, 2007

Est. Owner Equity

\$170,487

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$11,111 (2025)
Assessed Value	\$120,587
Previous Assessed	\$118,223
Assessor Market Value	\$361,761

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	LEE
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 10, 2011	Quitclaim	Quit Claim Transfer			
May 10, 2011	Financing	Warranty Deed			
Aug 1, 2007	Resale	Corporation Deed	\$302,500	\$103	\$225K

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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