

Condominium

RESIDENTIAL

1715 W RIVER ST

DIXON, IL 61021

\$286,839 TopHap Estimate · \$100 / ft² · confidence 95 · as of Jul 14, 2026



3

BATHS

2,872 ft²

LIVING AREA

0.17 ac

LOT SIZE

2007

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$287K

\$274K low

\$300K high

Est. Owner Equity

\$91,639

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$8,966 (2025)
Assessed Value	\$103,306
Previous Assessed	\$101,280
Assessor Market Value	\$309,918

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
May 27, 2023	Quitclaim	Quit Claim Transfer			
Jan 28, 2021	Resale	Special Warranty Deed	\$244,000	\$85	\$195K

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

OWNERSHIP

Occupancy	Owner occupied
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