

Condominium

RESIDENTIAL

1713 W RIVER ST

DIXON, IL 61021

\$193,610 TopHap Estimate · \$148 / ft² · confidence 90 · as of Jul 14, 2026



2

BATHS

1,310 ft²

LIVING AREA

0.17 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$194K

\$174K low

\$213K high

Last Sale

\$167,000 · Aug 6, 2024

Est. Owner Equity

\$76,710

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$4,389 (2025)
Assessed Value	\$58,634
Previous Assessed	\$57,484
Assessor Market Value	\$175,902

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	LEE
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 6, 2024	Resale	Special Warranty Deed	\$167,000	\$127	\$117K
Dec 19, 2023	Quitclaim	Quit Claim Transfer			
Dec 19, 2020	Financing	Special Warranty Deed			

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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