

Condominium

RESIDENTIAL

1707 W RIVER ST

DIXON, IL 61021

\$207,974 TopHap Estimate · \$143 / ft² · confidence 93 · as of Jul 14, 2026



2

BATHS

1,453 ft²

LIVING AREA

0.17 ac

LOT SIZE

2010

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$208K

\$193K low

\$223K high

Last Sale

\$172,000 · Jul 19, 2023

Est. Owner Equity

\$90,974

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$4,850 (2025)
Assessed Value	\$58,634
Previous Assessed	\$57,484
Assessor Market Value	\$175,902

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 19, 2023	Resale	Special Warranty Deed	\$172,000	\$118	\$117K

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	1.6 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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