

Condominium

RESIDENTIAL

1701 W RIVER ST

DIXON, IL 61021

\$194,889 TopHap Estimate · \$134 / ft² · confidence 91 · 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

\$195K

\$177K low

\$213K high

Last Sale

\$167,000 · Nov 15, 2023

Est. Owner Equity

\$61,289

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$5,403 (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
Nov 14, 2023	Resale	Warranty Deed	\$167,000	\$115	\$134K
Jun 5, 2023	Resale	Warranty Deed	\$163,000	\$112	\$130K
Oct 31, 2013	Resale	Warranty Deed	\$68,000	\$47	\$122K

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	Absentee owner
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