

Residential (General/Single)

RESIDENTIAL

1601 RIVERSIDE CIR

DIXON, IL 61021

\$182,966 TopHap Estimate · \$123 / ft² · confidence 96 · as of Jul 14, 2026



2.5

BATHS

1,488 ft²

LIVING AREA

2,568 ft²

LOT SIZE

2017

YEAR BUILT

2

STORIES

VALUATION

\$183K

\$176K low

\$189K high

Est. Owner Equity

\$0

Loan-to-Value

290%

TAX & ASSESSMENT

Property Tax	\$4,774 (2025)
Assessed Value	\$57,813
Previous Assessed	\$56,680
Assessor Market Value	\$173,439

PROPERTY FACTS

Property Type	Residential (General/Single)
County	LEE
Lot (acres)	0.06
Pool	No

CLIMATE RISK

93 FLOOD	1 WILDFIRE	31 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Dixon High School	High	9–12	0.8 mi
Washington Elementary School	Elementary	PK–1	1.6 mi
Reagan Middle School	Middle	6–8	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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