

Single Family Residential

RESIDENTIAL

1617 RIVERSIDE CIR

DIXON, IL 61021

\$203,701 TopHap Estimate · \$137 / ft² · confidence 96 · as of Jul 14, 2026



2.5

BATHS

1,488 ft²

LIVING AREA

1,826 ft²

LOT SIZE

2017

YEAR BUILT

2

STORIES

VALUATION

\$204K

\$196K low

\$211K high

Last Sale

\$152,000 · Jul 21, 2022

Est. Owner Equity

\$66,901

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$5,446 (2025)
Assessed Value	\$65,105
Previous Assessed	\$63,828
Assessor Market Value	\$195,315

PROPERTY FACTS

Property Type	Single Family Residential
County	LEE
Lot (acres)	0.04
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 18, 2022	Resale	Special Warranty Deed	\$152,000	\$102	\$137K

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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------