

Single Family Residential

RESIDENTIAL

1613 RIVERSIDE CIR

DIXON, IL 61021

\$180,762 TopHap Estimate · \$121 / ft² · confidence 92 · as of Jul 14, 2026



2.5

BATHS

1,488 ft²

LIVING AREA

2,002 ft²

LOT SIZE

2017

YEAR BUILT

2

STORIES

VALUATION

\$181K

\$166K low

\$195K high

Last Sale

\$175,000 · Feb 18, 2026

Est. Owner Equity

\$49,762

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$5,313 (2025)
Assessed Value	\$63,663
Previous Assessed	\$62,415
Assessor Market Value	\$190,989

PROPERTY FACTS

Property Type	Single Family Residential
County	LEE
Lot (acres)	0.05
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 17, 2026	Financing	Mortgage			\$131K
Feb 3, 2026	Resale	Warranty Deed	\$175,000	\$118	
Mar 5, 2020	Resale	Warranty Deed	\$135,000	\$91	\$128K

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	Owner occupied
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