

Single Family Residential

RESIDENTIAL

1679 RIVER RIDGE DR

DIXON, IL 61021

\$269,269

TopHap Estimate · \$141 / ft² · confidence 87 · as of Jul 14, 2026



2

BATHS

1,908 ft²

LIVING AREA

0.59 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

VALUATION

\$269K

\$233K low

\$305K high

Last Sale

\$225,000 · Apr 20, 2022

Est. Owner Equity

\$269,269

TAX & ASSESSMENT

Property Tax	\$5,269 (2025)
Assessed Value	\$80,196
Previous Assessed	\$78,673
Assessor Market Value	\$240,588

PROPERTY FACTS

Property Type	Single Family Residential
County	LEE
Lot (acres)	0.59
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 14, 2025	Financing	Intrafamily Transfer			
Mar 24, 2022	Resale	Warranty Deed	\$225,000	\$118	\$214K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Dixon High School	High	9–12	4.9 mi
Reagan Middle School	Middle	6–8	5.6 mi
Washington Elementary School	Elementary	PK–1	5.6 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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