

Residential - Vacant Land

RESIDENTIAL

436 RIVER BLUFF DR

DIXON, IL 61021

0.44 ac

LOT SIZE

TAX & ASSESSMENT

Property Tax	\$407 (2025)
Assessed Value	\$5,731
Previous Assessed	\$3,800
Assessor Market Value	\$17,193

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	LEE
Lot (acres)	0.44
Pool	No

CLIMATE RISK

84

FLOOD

14

WILDFIRE

31

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 10, 2019	Resale	Warranty Deed	\$7,500		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Dixon High School	High	9–12	3.4 mi
Reagan Middle School	Middle	6–8	3.9 mi
Washington Elementary School	Elementary	PK–1	4.1 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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