

Single Family Residential

RESIDENTIAL

430 RIVER BLUFF DR

DIXON, IL 61021

\$325,740 TopHap Estimate · \$152 / ft² · confidence 91 · as of Jul 14, 2026

2

BATHS

2,137 ft²

LIVING AREA

0.34 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$326K

\$295K low

\$357K high

Est. Owner Equity

\$183,240

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax

\$5,827 (2025)

Assessed Value

\$93,048

Previous Assessed

\$92,014

Assessor Market Value

\$279,144

PROPERTY FACTS

Property Type	Single Family Residential
County	LEE
Lot (acres)	0.34
Pool	No

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Dixon High School	High	9–12	3.4 mi
Reagan Middle School	Middle	6–8	4.0 mi
Washington Elementary School	Elementary	PK–1	4.2 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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