

Single Family Residential

RESIDENTIAL

432 RIVER BLUFF DR

DIXON, IL 61021

\$296,795 TopHap Estimate · \$136 / ft² · confidence 93 · as of Jul 14, 2026

3

BATHS

2,178 ft²

LIVING AREA

0.39 ac

LOT SIZE

1977

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$297K

\$277K low

\$316K high

Est. Owner Equity

\$196,795

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax

\$4,459 (2025)

Assessed Value

\$73,789

Previous Assessed

\$72,046

Assessor Market Value

\$221,367

PROPERTY FACTS

Property Type	Single Family Residential
County	LEE
Lot (acres)	0.39
Pool	No

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	4.2 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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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