

Single Family Residential

RESIDENTIAL

434 RIVER BLUFF DR

DIXON, IL 61021

\$256,273 TopHap Estimate · \$147 / ft² · confidence 95 · as of Jul 14, 2026

1.5

BATHS

1,744 ft²

LIVING AREA

0.51 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$256K

\$244K low

\$269K high

Last Sale

\$155,000 · Apr 2, 2020

Est. Owner Equity

\$151,273

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax

\$5,169 (2025)

Assessed Value

\$78,788

Previous Assessed

\$75,993

Assessor Market Value

\$236,364

PROPERTY FACTS

Property Type	Single Family Residential
County	LEE
Lot (acres)	0.51
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 14, 2020	Resale	Warranty Deed	\$155,000	\$89	\$80K
Jun 15, 2011	Financing	Warranty Deed			\$30K

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

OWNERSHIP

Occupancy

Owner occupied