

Single Family Residential

RESIDENTIAL

# 438 RIVER BLUFF DR

DIXON, IL 61021

**\$325,122** TopHap Estimate · \$147 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026

**2**

BATHS

**2,205 ft<sup>2</sup>**

LIVING AREA

**0.51 ac**

LOT SIZE

**1984**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$325K**

\$297K low

\$353K high

Last Sale

**\$302,000 · Jul 1, 2025**

Est. Owner Equity

**\$53,322**

Loan-to-Value

**85%**

## TAX & ASSESSMENT

Property Tax

**\$7,116 (2025)**

Assessed Value

**\$100,199**

Previous Assessed

**\$90,990**

Assessor Market Value

**\$300,597**

## PROPERTY FACTS

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

## CLIMATE RISK

|             |                |               |
|-------------|----------------|---------------|
| 69<br>FLOOD | 14<br>WILDFIRE | 31<br>DROUGHT |
|-------------|----------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                   | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|------------------------|-----------|--------------------|--------|
| Jun 30, 2025 | Resale    | Special Warranty Deed  | \$302,000 | \$137              | \$272K |
| Jan 10, 2025 | Financing | Transfer On Death Deed |           |                    |        |
| Jul 25, 2024 | Resale    | Warranty Deed          | \$7,500   | \$3                |        |
| May 5, 2020  | Financing | Transfer On Death Deed |           |                    |        |

## 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**

|                           |                            |                             |                                    |                         |                        |
|---------------------------|----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|
| <b>118</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>21,708</b><br>POPULATION | <b>\$66K</b><br>MEDIAN IN-<br>COME | <b>49°F</b><br>AVG TEMP | <b>55%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|