

Single Family Residential

RESIDENTIAL

440 RIVER BLUFF DR

DIXON, IL 61021

\$200,484 TopHap Estimate · \$119 / ft² · confidence 87 · as of Jul 14, 2026

2

BATHS

1,680 ft²

LIVING AREA

0.38 ac

LOT SIZE

1979

YEAR BUILT

2

PARKING

VALUATION

\$200K

\$175K low

\$226K high

Last Sale

\$175,500 · Apr 18, 2024

Est. Owner Equity

\$17,853

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax

\$3,824 (2025)

Assessed Value

\$59,854

Previous Assessed

\$56,269

Assessor Market Value

\$179,562

PROPERTY FACTS

Property Type	Single Family Residential
Style	Split Level
County	LEE
Lot (acres)	0.38
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 5, 2024	Resale	Warranty Deed	\$175,500	\$104	\$183K
Jun 1, 2005	Financing	Sheriffs 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

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