

Single Family Residential

RESIDENTIAL

442 RIVER BLUFF DR

DIXON, IL 61021

\$310,166 TopHap Estimate · \$158 / ft² · confidence 93 · as of Jul 14, 2026

2.5

BATHS

1,960 ft²

LIVING AREA

0.38 ac

LOT SIZE

1979

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$310K

\$289K low

\$331K high

Last Sale

\$250,000 · Jul 23, 2021

Est. Owner Equity

\$72,666

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax

\$5,359 (2025)

Assessed Value

\$81,463

Previous Assessed

\$78,214

Assessor Market Value

\$244,389

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 23, 2021	Resale	Deed	\$250,000	\$128	\$238K
Oct 22, 2019	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Dixon High School	High	9–12	3.3 mi
Reagan Middle School	Middle	6–8	3.8 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