

Single Family Residential

RESIDENTIAL

444 RIVER BLUFF DR

DIXON, IL 61021

\$297,671 TopHap Estimate · \$147 / ft² · confidence 88 · as of Jul 14, 2026

2.5

BATHS

2,022 ft²

LIVING AREA

0.37 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$298K

\$263K low

\$332K high

Est. Owner Equity

\$190,951

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax

\$4,980 (2025)

Assessed Value

\$76,125

Previous Assessed

\$74,446

Assessor Market Value

\$228,375

PROPERTY FACTS

Property Type	Single Family Residential
County	LEE
Lot (acres)	0.37
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 1, 2013	Financing	Intrafamily Transfer			
Sep 20, 2006	Financing	Intrafamily 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