

Single Family Residential

RESIDENTIAL

446 RIVER BLUFF DR

DIXON, IL 61021

\$281,781 TopHap Estimate · \$170 / ft² · confidence 94 · as of Jul 14, 2026

2

BATHS

1,660 ft²

LIVING AREA

0.43 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$282K

\$264K low

\$300K high

Last Sale

\$186,000 · Jun 16, 2017

Est. Owner Equity

\$244,666

Loan-to-Value

13%

TAX & ASSESSMENT

Property Tax

\$5,109 (2025)

Assessed Value

\$77,943

Previous Assessed

\$76,893

Assessor Market Value

\$233,829

PROPERTY FACTS

Property Type	Single Family Residential
County	LEE
Lot (acres)	0.43
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 14, 2026	Financing	Mortgage			\$37K
Aug 27, 2021	Financing	Intrafamily Transfer			\$162K
Jun 13, 2017	Resale	Deed	\$186,000	\$112	
Jun 13, 2017	Resale	Deed	\$186,000	\$112	
Nov 23, 2009	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	4.0 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
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