

Single Family Residential

RESIDENTIAL

450 RIVER BLUFF DR

DIXON, IL 61021

\$329,887 TopHap Estimate · \$161 / ft² · confidence 86 · as of Jul 14, 2026



3.5

BATHS

2,046 ft²

LIVING AREA

0.92 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$330K

\$284K low

\$375K high

Est. Owner Equity

\$99,345

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$6,996 (2025)
Assessed Value	\$104,517
Previous Assessed	\$107,723
Assessor Market Value	\$313,551

PROPERTY FACTS

Property Type	Single Family Residential
County	LEE
Lot (acres)	0.92
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 16, 2011	Financing	Intrafamily Transfer			
Sep 28, 2007	Financing	Intrafamily Transfer			\$251K

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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------