

Single Family Residential

RESIDENTIAL

423 RIVER BLUFF DR

DIXON, IL 61021

\$536,352 TopHap Estimate · \$157 / ft² · confidence 87 · as of Jul 14, 2026

2.5

BATHS

3,426 ft²

LIVING AREA

0.53 ac

LOT SIZE

1978

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$536K

\$469K low

\$604K high

Last Sale

\$260,000 · Apr 11, 2002

Est. Owner Equity

\$253,352

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax

\$12,074 (2025)

Assessed Value

\$176,018

Previous Assessed

\$174,369

Assessor Market Value

\$528,054

PROPERTY FACTS

Property Type	Single Family Residential
County	LEE
Lot (acres)	0.53
Pool	No

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Dixon High School	High	9–12	3.5 mi
Reagan Middle School	Middle	6–8	4.0 mi
Washington Elementary School	Elementary	PK–1	4.2 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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