

Single Family Residential

RESIDENTIAL

431 RIVER BLUFF DR

DIXON, IL 61021

\$504,071 TopHap Estimate · \$122 / ft² · confidence 97 · as of Jul 14, 2026

3.5

BATHS

4,136 ft²

LIVING AREA

0.48 ac

LOT SIZE

1978

YEAR BUILT

2

STORIES

VALUATION

\$504K

\$490K low

\$518K high

Last Sale

\$325,000 · Mar 24, 2021

Est. Owner Equity

\$179,071

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax

\$10,048 (2025)

Assessed Value

\$147,494

Previous Assessed

\$141,132

Assessor Market Value

\$442,482

PROPERTY FACTS

Property Type	Single Family Residential
County	LEE
Lot (acres)	0.48
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 18, 2021	Resale	Warranty Deed	\$325,000	\$79	\$325K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Dixon High School	High	9–12	3.4 mi
Reagan Middle School	Middle	6–8	3.9 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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy

Owner occupied