

Single Family Residential

RESIDENTIAL

433 RIVER BLUFF DR

DIXON, IL 61021

\$509,131 TopHap Estimate · \$272 / ft² · confidence 87 · as of Jul 14, 2026



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BATHS

1,872 ft²

LIVING AREA

0.46 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$509K

\$445K low

\$573K high

Last Sale

\$470,000 · Jun 2, 2025

Est. Owner Equity

\$468,131

Loan-to-Value

8%

TAX & ASSESSMENT

Property Tax

\$7,777 (2025)

Assessed Value

\$120,513

Previous Assessed

\$113,796

Assessor Market Value

\$361,539

PROPERTY FACTS

Property Type	Single Family Residential
County	LEE
Lot (acres)	0.46
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 1, 2026	Financing	Mortgage			\$41K
May 30, 2025	Resale	Special Warranty Deed	\$470,000	\$251	
Oct 15, 2019	Financing	Intrafamily Transfer			

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



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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