

Single Family Residential

RESIDENTIAL

435 RIVER BLUFF DR

DIXON, IL 61021

\$450,028 TopHap Estimate · \$128 / ft² · confidence 89 · as of Jul 14, 2026

2.5

BATHS

3,516 ft²

LIVING AREA

0.55 ac

LOT SIZE

1981

YEAR BUILT

1

STORIES

VALUATION

\$450K

\$400K low

\$500K high

Last Sale

\$340,000 · Jun 18, 2007

Est. Owner Equity

\$163,628

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax

\$9,927 (2025)

Assessed Value

\$145,783

Previous Assessed

\$147,985

Assessor Market Value

\$437,349

PROPERTY FACTS

Property Type	Single Family Residential
County	LEE
Lot (acres)	0.55
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 12, 2021	Financing	Deed			
Jun 15, 2007	Resale	Warranty Deed	\$340,000	\$97	\$230K
Jul 1, 2005	Resale	Warranty Deed	\$327,500	\$93	

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

OWNERSHIP

Occupancy

Owner occupied