

Single Family Residential

RESIDENTIAL

437 RIVER BLUFF DR

DIXON, IL 61021

\$547,465 TopHap Estimate · \$130 / ft² · confidence 97 · as of Jul 14, 2026

3

BATHS

4,224 ft²

LIVING AREA

2.06 ac

LOT SIZE

1975

YEAR BUILT

2

STORIES

VALUATION

\$547K

\$533K low

\$562K high

Est. Owner Equity

\$547,465

TAX & ASSESSMENT

Property Tax	\$12,865 (2025)
Assessed Value	\$187,162
Assessor Market Value	\$561,486

PROPERTY FACTS

Property Type	Single Family Residential
County	LEE
Lot (acres)	2.06
Pool	No

CLIMATE RISK

87 FLOOD	15 WILDFIRE	31 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 29, 2022	Resale	Warranty Deed	\$35,000	\$8	

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	4.1 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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