

Single Family Residential

RESIDENTIAL

443 RIVER BLUFF DR

DIXON, IL 61021

\$439,110 TopHap Estimate · \$220 / ft² · confidence 95 · as of Jul 14, 2026

2

BATHS

1,996 ft²

LIVING AREA

0.75 ac

LOT SIZE

1976

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$439K

\$416K low

\$462K high

Last Sale

\$280,000 · Jul 31, 2019

Est. Owner Equity

\$241,110

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax

\$9,062 (2025)

Assessed Value

\$133,610

Previous Assessed

\$130,413

Assessor Market Value

\$400,830

PROPERTY FACTS

Property Type	Single Family Residential
County	LEE
Lot (acres)	0.76
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 29, 2019	Resale	Deed	\$280,000	\$140	\$224K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Dixon High School	High	9–12	3.3 mi
Reagan Middle School	Middle	6–8	3.8 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