

Single Family Residential

RESIDENTIAL

421 RIVER BLUFF DR

DIXON, IL 61021

\$374,730 TopHap Estimate · \$180 / ft² · confidence 86 · as of Jul 14, 2026

2

BATHS

2,085 ft²

LIVING AREA

0.63 ac

LOT SIZE

2014

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$375K

\$323K low

\$426K high

Est. Owner Equity

\$374,730

TAX & ASSESSMENT

Property Tax	\$6,207 (2025)
Assessed Value	\$98,399
Previous Assessed	\$95,021
Assessor Market Value	\$295,197

PROPERTY FACTS

Property Type	Single Family Residential
County	LEE
Lot (acres)	0.63
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 1, 2018	Financing	Deed			
May 5, 2011	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Dixon High School	High	9–12	3.5 mi
Reagan Middle School	Middle	6–8	4.0 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