

Single Family Residential

RESIDENTIAL

453 RIVER BLUFF DR

DIXON, IL 61021

\$218,720 TopHap Estimate · \$154 / ft² · confidence 89 · as of Jul 14, 2026



2

BATHS

1,424 ft²

LIVING AREA

0.37 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$219K

\$195K low

\$243K high

Last Sale

\$130,000 · Jun 28, 2004

Est. Owner Equity

\$218,720

TAX & ASSESSMENT

Property Tax	\$2,382 (2025)
Assessed Value	\$60,718
Previous Assessed	\$59,317
Assessor Market Value	\$182,154

PROPERTY FACTS

Property Type	Single Family Residential
County	LEE
Lot (acres)	0.37
Pool	No

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Dixon High School	High	9–12	3.2 mi
Reagan Middle School	Middle	6–8	3.7 mi
Washington Elementary School	Elementary	PK–1	4.0 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