

Single Family Residential

RESIDENTIAL

455 RIVER BLUFF DR

DIXON, IL 61021

\$270,408 TopHap Estimate · \$124 / ft² · confidence 94 · as of Jul 14, 2026



3

BATHS

2,188 ft²

LIVING AREA

0.53 ac

LOT SIZE

1975

YEAR BUILT

2

PARKING

VALUATION

\$270K

\$254K low

\$287K high

Last Sale

\$131,000 · Dec 30, 2025

Est. Owner Equity

\$165,608

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$4,411 (2025)
Assessed Value	\$62,109
Previous Assessed	\$60,694
Assessor Market Value	\$186,327

PROPERTY FACTS

Property Type	Single Family Residential
Style	Split Level
County	LEE
Lot (acres)	0.53
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 29, 2025	Non-arms-length	Warranty Deed	\$131,000	\$60	\$105K
Oct 12, 2023	Financing	Transfer On Death Deed			
Aug 7, 2019	Resale	Warranty Deed	\$137,500	\$63	\$137K
Jul 2, 2012	Financing	Warranty Deed			\$135K

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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------