

Single Family Residential

RESIDENTIAL

459 RIVER BLUFF DR

DIXON, IL 61021

\$326,902 TopHap Estimate · \$130 / ft² · confidence 90 · as of Jul 14, 2026



3

BATHS

2,506 ft²

LIVING AREA

1.08 ac

LOT SIZE

1981

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$327K

\$294K low

\$359K high

Last Sale

\$269,000 · Sep 6, 2018

Est. Owner Equity

\$194,902

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$7,619 (2025)
Assessed Value	\$118,291
Previous Assessed	\$118,346
Assessor Market Value	\$354,873

PROPERTY FACTS

Property Type	Single Family Residential
County	LEE
Lot (acres)	1.08
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 31, 2018	Resale	Warranty Deed	\$269,000	\$107	\$149K

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
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