

Single Family Residential

RESIDENTIAL

451 RIVER BLUFF DR

DIXON, IL 61021

\$315,363 TopHap Estimate · \$148 / ft² · confidence 96 · as of Jul 14, 2026

2.5

BATHS

2,128 ft²

LIVING AREA

0.26 ac

LOT SIZE

1976

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$315K

\$302K low

\$329K high

Last Sale

\$81,253 · Feb 5, 2016

Est. Owner Equity

\$163,466

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax

\$5,005 (2025)

Assessed Value

\$76,478

Previous Assessed

\$78,891

Assessor Market Value

\$229,434

PROPERTY FACTS

Property Type	Single Family Residential
County	LEE
Lot (acres)	0.27
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 29, 2016	Resale	Warranty Deed	\$81,253	\$38	\$160K
Feb 28, 2014	Resale	Warranty Deed	\$80,000	\$38	\$128K
Jun 3, 2010	Non-arms-length	Foreclosure	\$145,000	\$68	\$123K
Oct 23, 2007	Resale	Warranty Deed	\$155,000	\$73	\$144K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Dixon High School	High	9–12	3.3 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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