

Single Family Residence **RESIDENTIAL**

# 1102 RADER RUN

BLOOMINGTON, IL 61704

**\$279,904** TopHap Estimate · \$137 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**2,039 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**2001**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**1**

PARKING

## VALUATION

**\$280K**

\$271K low

\$288K high

Last Sale

**\$145,000 · Jun 4, 2018**

Est. Owner Equity

**\$181,352**

Loan-to-Value

**36%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,588 (2024) |
| Assessed Value        | \$85,939       |
| Previous Assessed     | \$81,592       |
| Assessor Market Value | \$257,817      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | MCLEAN                           |
| Lot (acres)   | 0.16                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Garage        | Garage, Attached                 |
| Pool          | No                               |
| View          | Lake Front                       |

Patio · 100 ft²

Greenhouse

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 21<br>WILDFIRE | 75<br>HEAT | 73<br>STORM | 46<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| May 25, 2018 | Resale | Warranty Deed | \$145,000 | \$71   | \$116K |
| Apr 21, 2017 | Resale | Warranty Deed | \$132,000 | \$65   | \$106K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Normal Community High School | High       | 9–12   | 2.8 mi   |
| Benjamin Elementary School   | Elementary | KG–5   | 3.3 mi   |
| Evans Junior High School     | Middle     | 6–8    | 4.2 mi   |

District: McLean County Unit School District 5

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 61704

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>62</b><br>CRIME INDEX | <b>88</b><br>AIR POLLUTION | <b>34,313</b><br>POPULATION | <b>\$101K</b><br>MEDIAN IN-COME | <b>52°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|