

Commercial (General) **COMMERCIAL**

1 RIVER RUN
DOWNS, IL 61736



1.28 ac
LOT SIZE

VALUATION

Last Sale **\$60,000 · Mar 28, 2019**

TAX & ASSESSMENT

Property Tax	\$12,717 (2025)
Assessed Value	\$152,244
Previous Assessed	\$152,244
Assessor Market Value	\$456,732

PROPERTY FACTS

Property Type	Commercial (General)
County	McLean
Lot (acres)	1.28
Heating	None

CLIMATE RISK

1 FLOOD	16 WILDFIRE	77 HEAT	79 STORM	46 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 21, 2019	Resale	Warranty Deed	\$60,000		\$458K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Tri-Valley High School	High	9–12	0.7 mi
Tri-Valley Elementary School	Elementary	PK–3	0.8 mi
Tri-Valley Middle School	Middle	4–8	0.8 mi

District: Tri-Valley Community Unit School District 3

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 61736

40 CRIME INDEX	83 AIR POLLUTION	2,098 POPULATION	\$120K MEDIAN IN-COME	52°F AVG TEMP	56% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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