

Single Family Residence

RESIDENTIAL

3 RIVER RUN

DOWNS, IL 61736

\$453,212 TopHap Estimate · \$408 / ft² · confidence 95 · as of Jul 14, 2026



2.5

BATHS

1,110 ft²

LIVING AREA

1.1 ac

LOT SIZE

2014

YEAR BUILT

2

STORIES

VALUATION

\$453K

\$429K low

\$477K high

Last Sale

\$302,500 · Jul 30, 2021

Est. Owner Equity

\$403,212

Loan-to-Value

11%

TAX & ASSESSMENT

Property Tax	\$10,172 (2024)
Assessed Value	\$129,299
Previous Assessed	\$119,126
Assessor Market Value	\$387,897

PROPERTY FACTS

Property Type	Single Family Residence
County	MCLEAN
Lot (acres)	1.10
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	13 WILDFIRE	77 HEAT	79 STORM	46 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 11, 2026	Financing	Mortgage			\$50K
Jul 16, 2021	Resale	Warranty Deed	\$302,500	\$273	
Jun 28, 2013	Resale	Warranty Deed	\$39,000	\$35	\$185K

ASSIGNED SCHOOLS

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

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

|
 OWNERSHIP

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