

Single Family Residence **RESIDENTIAL**

5 RIVER RUN

DOWNS, IL 61736

\$349,393 TopHap Estimate · confidence 84 · as of Jul 14, 2026



1.4 ac
LOT SIZE

2017
YEAR BUILT

2
STORIES

VALUATION

\$349K

\$295K low

\$404K high

Last Sale

\$41,000 · May 8, 2013

Est. Owner Equity

\$22,393

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$8,542 (2025)
Assessed Value	\$108,257
Previous Assessed	\$108,257
Assessor Market Value	\$324,771

PROPERTY FACTS

Property Type	Single Family Residence
County	McLean
Lot (acres)	1.40
Heating	None

CLIMATE RISK

47 FLOOD	11 WILDFIRE	77 HEAT	79 STORM	46 DROUGHT
-------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 24, 2013	Resale	Warranty Deed	\$41,000		\$33K

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
-----------	-----------------------