

Single Family Residence

RESIDENTIAL

15 RIVER RUN

DOWNS, IL 61736

\$475,115 TopHap Estimate · \$263 / ft² · confidence 96 · as of Jul 14, 2026

1,806 ft²

LIVING AREA

0.69 ac

LOT SIZE

2014

YEAR BUILT

1

STORIES

VALUATION

\$475K

\$456K low

\$494K high

Last Sale

\$293,000 · Nov 6, 2018

Est. Owner Equity

\$275,115

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax

\$11,194 (2025)

Assessed Value

\$142,004

Previous Assessed

\$142,004

Assessor Market Value

\$426,012

PROPERTY FACTS

Property Type	Single Family Residence
County	McLean
Lot (acres)	0.69
Heating	None

CLIMATE RISK

1 FLOOD	1 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
Oct 26, 2018	Resale	Warranty Deed	\$293,000	\$162	\$200K
Jul 29, 2015	Quitclaim	Quit Claim Transfer			
Jun 25, 2013	Resale	Warranty Deed	\$41,000	\$23	\$40K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Tri-Valley Middle School	Middle	4–8	0.7 mi
Tri-Valley High School	High	9–12	0.7 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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