

Single Family Residence

RESIDENTIAL

17 RIVER RUN

DOWNS, IL 61736

\$425,297 TopHap Estimate · \$336 / ft² · confidence 90 · as of Jul 14, 2026

3

BATHS

1,266 ft²

LIVING AREA

0.69 ac

LOT SIZE

2014

YEAR BUILT

2

STORIES

VALUATION

\$425K

\$381K low

\$469K high

Last Sale

\$275,000 · Mar 31, 2015

Est. Owner Equity

\$425,297

TAX & ASSESSMENT

Property Tax

\$10,728 (2025)

Assessed Value

\$134,427

Previous Assessed

\$134,427

Assessor Market Value

\$403,281

PROPERTY FACTS

Property Type	Single Family Residence
County	McLean
Lot (acres)	0.69
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

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
Feb 25, 2015	Resale	Deed	\$275,000	\$217	\$220K
Feb 2, 2015	Resale	Warranty Deed	\$275,000	\$217	

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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