

Single Family Residence **RESIDENTIAL**

19 RIVER RUN

DOWNS, IL 61736

\$369,506 TopHap Estimate · \$225 / ft² · confidence 85 · as of Jul 14, 2026

2

BATHS

1,644 ft²

LIVING AREA

0.69 ac

LOT SIZE

2014

YEAR BUILT

1

STORIES

VALUATION

\$370K

\$313K low

\$426K high

Last Sale

\$257,333 · Feb 10, 2014

Est. Owner Equity

\$30,506

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax

\$8,087 (2025)

Assessed Value

\$102,815

Previous Assessed

\$102,815

Assessor Market Value

\$308,445

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

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 31, 2014	Resale	Warranty Deed	\$257,333	\$157	\$190K

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

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

OWNERSHIP

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