

Single Family Residence

RESIDENTIAL

21 RIVER RUN

DOWNS, IL 61736

\$359,748 TopHap Estimate · \$234 / ft² · confidence 83 · as of Jul 14, 2026

2

BATHS

1,540 ft²

LIVING AREA

0.69 ac

LOT SIZE

2014

YEAR BUILT

1

STORIES

VALUATION

\$360K

\$300K low

\$420K high

Last Sale

\$215,000 · Mar 13, 2014

Est. Owner Equity

\$349,748

Loan-to-Value

3%

TAX & ASSESSMENT

Property Tax

\$7,807 (2025)

Assessed Value

\$99,457

Previous Assessed

\$99,457

Assessor Market Value

\$298,371

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

37 FLOOD	8 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 28, 2014	Resale	Warranty Deed	\$215,000	\$140	\$11K

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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