

Single Family Residence

RESIDENTIAL

## 23 RIVER RUN

DOWNS, IL 61736

**\$361,075** TopHap Estimate · \$207 / ft<sup>2</sup> · confidence 82 · as of Jul 14, 2026

**1,748 ft<sup>2</sup>**

LIVING AREA

**0.69 ac**

LOT SIZE

**2015**

YEAR BUILT

**1**

STORIES

### VALUATION

**\$361K**

\$297K low

\$425K high

Last Sale

**\$40,900 · Sep 1, 2013**

Est. Owner Equity

**\$141,075**

Loan-to-Value

**59%**

### TAX & ASSESSMENT

Property Tax

**\$8,547 (2025)**

Assessed Value

**\$108,321**

Previous Assessed

**\$108,321**

Assessor Market Value

**\$324,963**

## PROPERTY FACTS

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

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 37<br>FLOOD | 15<br>WILDFIRE | 77<br>HEAT | 79<br>STORM | 46<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## 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<br>CRIME INDEX | 83<br>AIR POLLUTION | 2,098<br>POPULATION | \$120K<br>MEDIAN IN-COME | 52°F<br>AVG TEMP | 56%<br>SUNSHINE |
|-------------------|---------------------|---------------------|--------------------------|------------------|-----------------|

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

**OWNERSHIP**

Occupancy

**Owner occupied**