

Single Family Residence

RESIDENTIAL

29 RIVER RUN

DOWNS, IL 61736

\$412,893 TopHap Estimate · \$262 / ft² · confidence 96 · as of Jul 14, 2026

1,574 ft²

LIVING AREA

0.95 ac

LOT SIZE

2013

YEAR BUILT

2

STORIES

VALUATION

\$413K

\$395K low

\$431K high

Last Sale

\$255,000 · Jun 16, 2020

Est. Owner Equity

\$183,393

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax

\$9,112 (2025)

Assessed Value

\$115,085

Previous Assessed

\$115,085

Assessor Market Value

\$345,255

PROPERTY FACTS

Property Type	Single Family Residence
County	McLean
Lot (acres)	0.95
Heating	None

CLIMATE RISK

1 FLOOD	15 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
Apr 24, 2020	Resale	Warranty Deed	\$255,000	\$162	\$230K
Oct 23, 2013	Resale	Warranty Deed	\$233,500	\$148	\$222K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Tri-Valley Middle School	Middle	4–8	0.6 mi
Tri-Valley High School	High	9–12	0.7 mi
Tri-Valley Elementary School	Elementary	PK–3	0.7 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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