

Single Family Residence **RESIDENTIAL**

4 RIVER RUN

DOWNS, IL 61736

\$449,182 TopHap Estimate · \$384 / ft² · confidence 78 · as of Jun 23, 2026



1,169 ft²
LIVING AREA

0.73 ac
LOT SIZE

2020
YEAR BUILT

2
STORIES

VALUATION

\$449K

\$350K low

\$548K high

Last Sale

\$36,000 · Jan 15, 2020

Est. Owner Equity

\$229,182

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$9,579 (2025)
Assessed Value	\$120,680
Previous Assessed	\$120,680
Assessor Market Value	\$362,040

PROPERTY FACTS

Property Type	Single Family Residence
County	McLean
Lot (acres)	0.73
Heating	None

CLIMATE RISK

1 FLOOD	11 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
Jan 1, 2020	Resale	Warranty Deed	\$36,000	\$31	
Jun 28, 2013	Resale	Warranty Deed	\$39,000	\$33	\$185K

ASSIGNED SCHOOLS

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