

Single Family Residence

RESIDENTIAL

30 RIVER RUN

DOWNS, IL 61736

\$403,194 TopHap Estimate · \$239 / ft² · confidence 83 · as of Jul 14, 2026



2

BATHS

1,686 ft²

LIVING AREA

0.91 ac

LOT SIZE

2014

YEAR BUILT

1

STORIES

VALUATION

\$403K

\$336K low

\$470K high

Last Sale

\$245,500 · Feb 20, 2014

Est. Owner Equity

\$303,194

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$9,651 (2024)
Assessed Value	\$123,013
Previous Assessed	\$113,334
Assessor Market Value	\$369,039

PROPERTY FACTS

Property Type	Single Family Residence
County	MCLEAN
Lot (acres)	0.91
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	16 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
May 12, 2026	Financing	Mortgage			\$100K
Oct 16, 2023	Financing	Intrafamily Transfer			
Jan 24, 2014	Resale	Warranty Deed	\$245,500	\$146	\$240K

ASSIGNED SCHOOLS

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