

Single Family Residence

RESIDENTIAL

32 RIVER RUN

DOWNS, IL 61736

\$422,583 TopHap Estimate · \$238 / ft² · confidence 87 · as of Jul 14, 2026



1,776 ft²
LIVING AREA

0.89 ac
LOT SIZE

2016
YEAR BUILT

1
STORIES

VALUATION

\$423K

\$369K low

\$476K high

Last Sale

\$391,000 · Jun 9, 2023

Est. Owner Equity

\$109,783

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$9,565 (2025)
Assessed Value	\$120,502
Previous Assessed	\$120,502
Assessor Market Value	\$361,506

PROPERTY FACTS

Property Type	Single Family Residence
County	McLean
Lot (acres)	0.89
Heating	None

CLIMATE RISK

1 FLOOD	15 WILDFIRE	77 HEAT	79 STORM	46 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 5, 2023	Resale	Warranty Deed	\$391,000	\$220	\$313K
Mar 11, 2021	Financing	Transfer On Death Deed			
Aug 13, 2013	Resale	Warranty Deed	\$40,000	\$23	

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
--------------------------	----------------------------	----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------