

Single Family Residence

RESIDENTIAL

34 RIVER RUN

DOWNS, IL 61736

\$449,056 TopHap Estimate · \$222 / ft² · confidence 95 · as of Jun 23, 2026



2,020 ft²
LIVING AREA

0.93 ac
LOT SIZE

2016
YEAR BUILT

1
STORIES

VALUATION

\$449K

\$427K low

\$472K high

Last Sale

\$26,333 · Mar 9, 2016

Est. Owner Equity

\$43,256

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$9,577 (2025)
Assessed Value	\$120,646
Previous Assessed	\$120,646
Assessor Market Value	\$361,938

PROPERTY FACTS

Property Type	Single Family Residence
County	McLean
Lot (acres)	0.93
Heating	None

CLIMATE RISK

1 FLOOD	8 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
Mar 9, 2016	Resale	Warranty Deed	\$26,333	\$13	\$31K

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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