

Single Family Residence

RESIDENTIAL

36 RIVER RUN

DOWNS, IL 61736

\$599,695 TopHap Estimate · \$415 / ft² · confidence 87 · as of Jul 14, 2026



1,446 ft²
LIVING AREA

0.97 ac
LOT SIZE

2017
YEAR BUILT

2
STORIES

VALUATION

\$600K

\$524K low

\$675K high

Last Sale

\$395,000 · Sep 18, 2020

Est. Owner Equity

\$284,695

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$14,762 (2025)
Assessed Value	\$182,717
Previous Assessed	\$182,717
Assessor Market Value	\$548,152

PROPERTY FACTS

Property Type	Single Family Residence
County	McLean
Lot (acres)	0.97
Heating	None

CLIMATE RISK

48 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
Sep 4, 2020	Resale	Warranty Deed	\$395,000	\$273	\$315K
Sep 1, 2020	Quitclaim	Quit Claim Transfer			

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	0.6 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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