

Single Family Residence **RESIDENTIAL**

613 NW RIVEN ROCK TRL

LEES SUMMIT, MO 64081

\$693,286 TopHap Estimate · \$233 / ft² · confidence 94 · as of Jul 14, 2026

4
BEDS

4
BATHS

2,975 ft²
LIVING AREA

0.55 ac
LOT SIZE

2003
YEAR BUILT

2
STORIES

4
PARKING

VALUATION

\$693K

\$651K low

\$736K high

Est. Owner Equity

\$380,164

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$6,702 (2024)
Assessed Value	\$100,006
Previous Assessed	\$92,819
Assessor Market Value	\$526,350

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Jackson
Lot (acres)	0.55
Foundation	Concrete
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 514 ft²

Patio · 514 ft²

Porch · 202 ft²

CLIMATE RISK

1 FLOOD	29 WILDFIRE	78 HEAT	61 STORM	17 DROUGHT
-------------------	-----------------------	-------------------	--------------------	----------------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 30, 2020	Financing	Grant Deed			\$316K
Mar 14, 2016	Quitclaim	Quit Claim Transfer			
Jun 8, 2012	Financing	Warranty Deed			\$259K
Sep 25, 2006	Financing	Warranty Deed			\$185K
Dec 17, 2004	Quitclaim	Quit Claim Transfer			\$370K
Mar 19, 2003	Financing	Grant Deed			\$356K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cedar Creek Elementary School	Elementary	KG–5	0.9 mi
Pleasant Lea Middle School	Middle	6–8	2.9 mi
Lee's Summit High School	High	9–12	3.8 mi

District: Lee's Summit R-Vii School District

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 64081

38 CRIME INDEX	87 AIR POLLUTION	24,832 POPULATION	\$103K MEDIAN IN-COME	55°F AVG TEMP	61% SUNSHINE
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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