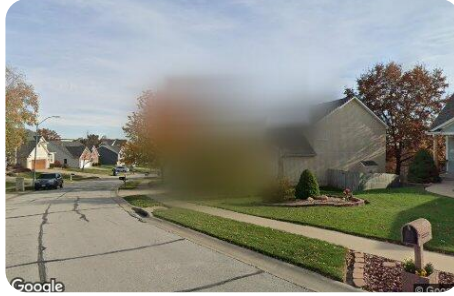


Single Family Residence **RESIDENTIAL**

1404 RIVER RUN DR

PLATTE CITY, MO 64079

\$388,904 TopHap Estimate · \$283 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

4

BATHS

1,374 ft²

LIVING AREA

0.24 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$389K

\$377K low

\$401K high

Est. Owner Equity

\$338,904

Loan-to-Value

13%

TAX & ASSESSMENT

Property Tax	\$4,235 (2025)
Assessed Value	\$53,355
Previous Assessed	\$53,355
Assessor Market Value	\$280,814

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Platte
Lot (acres)	0.24
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 156 ft²

Patio · 156 ft²

Porch · 63 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 16, 2021	Financing	Intrafamily Transfer			
Nov 19, 2020	Financing	Intrafamily Transfer			
Nov 19, 2020	Recorded document	Warranty Deed			
May 9, 2018	Financing	Warranty Deed			\$120K
Nov 16, 2011	Financing	Warranty Deed			\$197K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Platte City Middle School	Middle	6–8	0.5 mi
Siegrist Elementary School	Elementary	KG–5	0.7 mi
Platte County High School	High	9–12	0.8 mi

District: Platte County 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 64079



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

| OWNERSHIP

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