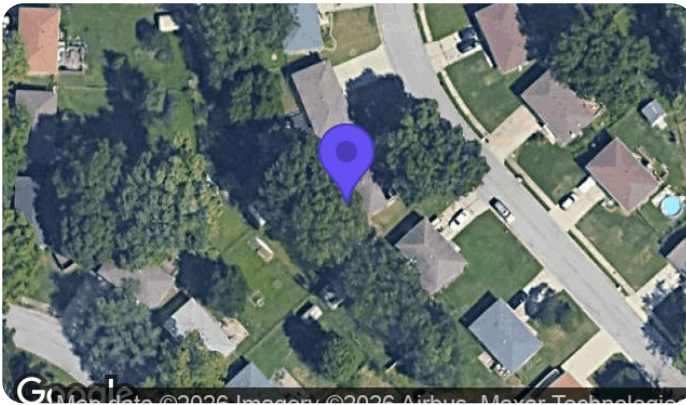


Single Family Residence **RESIDENTIAL**

1212 RANSON ST

INDEPENDENCE, MO 64057

\$196,521 TopHap Estimate · \$193 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

1
BATHS

1,020 ft²
LIVING AREA

0.19 ac
LOT SIZE

1970
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$197K

\$186K low

\$207K high

Est. Owner Equity

\$196,521

TAX & ASSESSMENT

Property Tax	\$1,915 (2024)
Assessed Value	\$28,143
Previous Assessed	\$28,143
Assessor Market Value	\$148,120

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Jackson
Lot (acres)	0.19
Foundation	Concrete
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes

Deck · 168 ft²

Patio · 206 ft²

Porch · 28 ft²

CLIMATE RISK

1 FLOOD	1 WILDFIRE	77 HEAT	65 STORM	17 DROUGHT
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Scores 0–100; higher = greater projected risk.

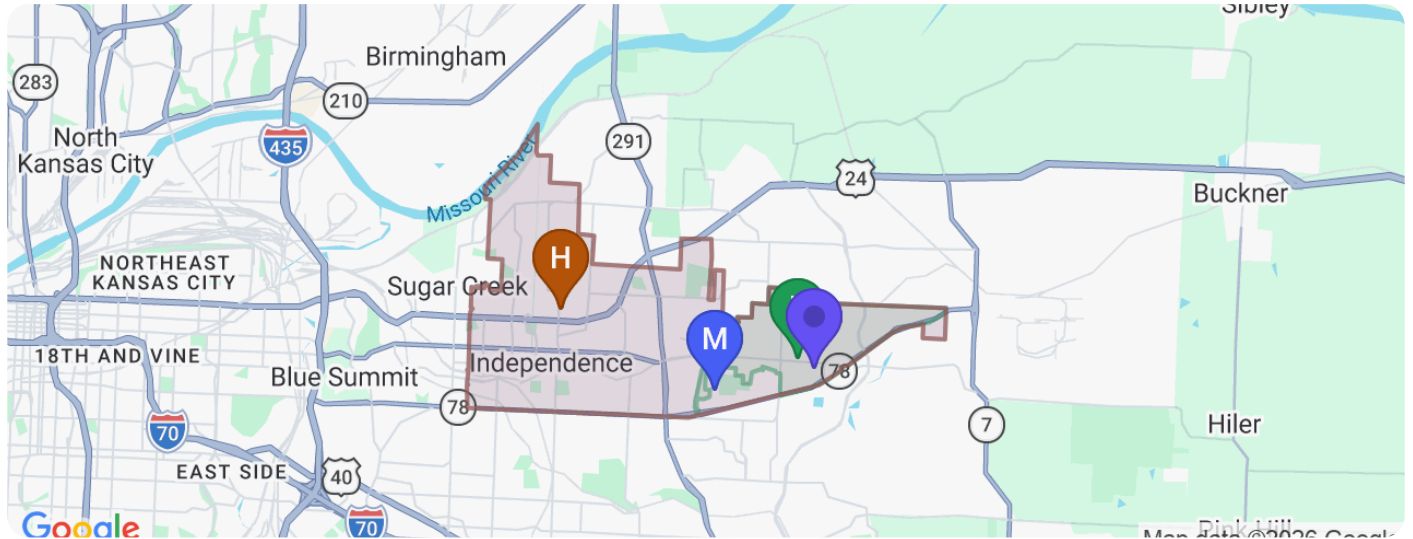
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 26, 2025	Financing	Warranty Deed			
Dec 8, 2017	Quitclaim	Quit Claim Transfer			\$115K
Feb 8, 2008	Recorded document	Warranty Deed			
Jun 1, 2005	Recorded document	Warranty Deed			
Mar 31, 2005	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Spring Branch Elementary School	Elementary	KG–5	0.3 mi
George Caleb Bingham Middle School	Middle	7–8	1.7 mi
William Chrisman High School	High	9–12	4.4 mi

District: Independence 30 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 64057

70 CRIME INDEX	80 AIR POLLUTION	15,303 POPULATION	\$73K MEDIAN IN-COME	54°F AVG TEMP	61% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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