

Single Family Residence **RESIDENTIAL**

464 NW RIVEN ROCK CIR

LEES SUMMIT, MO 64081

\$1,074,912 TopHap Estimate · \$218 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

6

BATHS

4,927 ft²

LIVING AREA

1.07 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

4

PARKING

VALUATION

\$1.1M

\$1M low

\$1.1M high

Est. Owner Equity

\$657,912

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$14,215 (2024)
Assessed Value	\$212,057
Previous Assessed	\$196,867
Assessor Market Value	\$1,116,090

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Jackson
Lot (acres)	1.07
Foundation	Concrete
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 272 ft²

Porch · 150 ft²

CLIMATE RISK

1

FLOOD

26

WILDFIRE

78

HEAT

61

STORM

17

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 10, 2015	Financing	Warranty Deed			\$417K
Dec 30, 2003	Financing	Grant Deed			\$975K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cedar Creek Elementary School	Elementary	KG–5	0.6 mi
Pleasant Lea Middle School	Middle	6–8	2.7 mi

Lee's Summit High School	High	9–12	3.6 mi
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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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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