

Single Family Residence **RESIDENTIAL**

# 1209 RIVER RUN DR

PLATTE CITY, MO 64079

**\$334,924** TopHap Estimate · \$183 / ft<sup>2</sup> · confidence 98 · as of Jul 14, 2026



**2**

BATHS

**1,835 ft<sup>2</sup>**

LIVING AREA

**0.2 ac**

LOT SIZE

**1999**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$335K**

\$327K low

\$343K high

Est. Owner Equity

**\$175,024**

Loan-to-Value

**46%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,964 (2025) |
| Assessed Value        | \$49,935       |
| Previous Assessed     | \$49,935       |
| Assessor Market Value | \$262,816      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Platte                  |
| Lot (acres)   | 0.20                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Concrete                |
| Roof          | Composition Shingle     |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Deck · 144 ft²

Patio · 209 ft²

Porch · 65 ft²

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Platte City Middle School  | Middle     | 6–8    | 0.4 mi   |
| Siegrist Elementary School | Elementary | KG–5   | 0.6 mi   |
| Platte County High School  | High       | 9–12   | 0.7 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

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>68</div> <div>CRIME INDEX</div> | <div>95</div> <div>AIR POLLUTION</div> | <div>15,561</div> <div>POPULATION</div> | <div>\$95K</div> <div>MEDIAN IN-COME</div> | <div>54°F</div> <div>AVG TEMP</div> | <div>56%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|