

Single Family Residence **RESIDENTIAL**

3716 RANDALL DR

INDEPENDENCE, MO 64055

\$272,614 TopHap Estimate · \$205 / ft² · confidence 93 · as of Jul 14, 2026

2

BEDS

2

BATHS

1,328 ft²

LIVING AREA

0.37 ac

LOT SIZE

1964

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$273K

\$254K low

\$291K high

Est. Owner Equity

\$12,614

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax

\$2,576 (2024)

Assessed Value

\$31,910

Previous Assessed

\$37,175

Assessor Market Value

\$167,950

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Jackson
Lot (acres)	0.37
Foundation	Concrete
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 24 ft²

CLIMATE RISK

1 FLOOD	21 WILDFIRE	76 HEAT	65 STORM	17 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 11, 2025	Financing	Warranty Deed			\$260K
Jan 19, 2022	Financing	Beneficiary Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sycamore Hills Elementary School	Elementary	KG–5	0.3 mi
Truman High School	High	9–12	0.8 mi
Pioneer Ridge Middle School	Middle	7–8	3.2 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 64055

81 CRIME INDEX	88 AIR POLLUTION	36,466 POPULATION	\$69K MEDIAN IN-COME	54°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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