

Single Family Residence **RESIDENTIAL**

# 1109 RIVER RUN DR

PLATTE CITY, MO 64079

**\$356,620** TopHap Estimate · \$246 / ft² · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**1,450 ft²**

LIVING AREA

**0.22 ac**

LOT SIZE

**1999**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$357K**

\$346K low

\$367K high

Est. Owner Equity

**\$356,620**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,547 (2025) |
| Assessed Value        | \$44,686       |
| Previous Assessed     | \$44,686       |
| Assessor Market Value | \$235,186      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Split Level             |
| County        | Platte                  |
| Lot (acres)   | 0.22                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Concrete                |
| Roof          | Composition Shingle     |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck · 120 ft²

Patio · 500 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE | \$/FT² | LOAN   |
|--------------|-------------------|---------------------|-------|--------|--------|
| Apr 8, 2026  | Financing         | Warranty Deed       |       |        |        |
| Apr 28, 2016 | Recorded document | Warranty Deed       |       |        |        |
| Jun 23, 2010 | Financing         | Warranty Deed       |       |        | \$187K |
| Jul 6, 2007  | Financing         | Warranty Deed       |       |        | \$182K |
| Jun 14, 2004 | Financing         | Warranty Deed       |       |        | \$113K |
| Apr 25, 2003 | Quitclaim         | Quit Claim Transfer |       |        | \$140K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Platte City Middle School  | Middle     | 6–8    | 0.3 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**

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

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|