

Single Family Residence **RESIDENTIAL**

# 1216 RIVER RUN DR

PLATTE CITY, MO 64079

**\$329,866** TopHap Estimate · \$182 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**4**

BEDS

**4**

BATHS

**1,816 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**1998**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$330K**

\$319K low

\$341K high

Est. Owner Equity

**\$106,516**

Loan-to-Value

**65%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,952 (2025) |
| Assessed Value        | \$49,794       |
| Previous Assessed     | \$49,794       |
| Assessor Market Value | \$262,072      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Platte                  |
| Lot (acres)   | 0.18                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Concrete                |
| Roof          | Composition Shingle     |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Deck · 450 ft²

Patio · 172 ft²

Porch · 28 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT² | LOAN   |
|--------------|-----------|---------------|-------|--------|--------|
| Nov 10, 2017 | Financing | Warranty Deed |       |        | \$225K |
| Apr 11, 2006 | Financing | Warranty Deed |       |        | \$142K |
| Jan 30, 2003 | Financing | Grant Deed    |       |        | \$149K |

## 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>68</b><br>CRIME INDEX | <b>95</b><br>AIR POLLUTION | <b>15,561</b><br>POPULATION | <b>\$95K</b><br>MEDIAN IN-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> |
|-----------|-----------------------|