

Single Family Residence **RESIDENTIAL**

1916 SW RIVER RUN DR

LEES SUMMIT, MO 64082

\$621,238 TopHap Estimate · \$339 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,834 ft²

LIVING AREA

0.22 ac

LOT SIZE

2021

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$621K

\$595K low

\$648K high

Est. Owner Equity

\$63,238

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$7,226 (2024)
Assessed Value	\$115,079
Previous Assessed	\$100,069
Assessor Market Value	\$605,680

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Jackson
Lot (acres)	0.22
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Porch · 316 ft²

CLIMATE RISK

83

FLOOD

35

WILDFIRE

79

HEAT

69

STORM

17

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 18, 2021	Financing	Warranty Deed			\$508K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hawthorn Hill Elementary School	Elementary	KG–5	0.1 mi
Lee's Summit West High School	High	9–12	0.8 mi
Summit Lakes Middle School	Middle	6–8	1.8 mi

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 64082

20 CRIME INDEX	89 AIR POLLUTION	16,146 POPULATION	\$127K MEDIAN IN-COME	55°F AVG TEMP	61% SUNSHINE
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------