

Single Family Residence **RESIDENTIAL**

1816 SW RIVER RUN DR

LEES SUMMIT, MO 64082

\$755,519 TopHap Estimate · \$343 / ft² · confidence 93 · as of Jul 14, 2026



4
BEDS

4
BATHS

2,204 ft²
LIVING AREA

0.23 ac
LOT SIZE

2020
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$756K

\$705K low

\$806K high

Est. Owner Equity

\$245,119

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$9,257 (2024)
Assessed Value	\$147,425
Previous Assessed	\$128,197
Assessor Market Value	\$775,920

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Jackson
Lot (acres)	0.23
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 187 ft²

CLIMATE RISK

64

FLOOD

33

WILDFIRE

79

HEAT

69

STORM

17

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 21, 2020	Financing	Warranty Deed			\$510K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hawthorn Hill Elementary School	Elementary	KG–5	0.2 mi
Lee's Summit West High School	High	9–12	0.7 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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