

Single Family Residence **RESIDENTIAL**

1804 SW RIVER RUN DR

LEES SUMMIT, MO 64082

\$650,245 TopHap Estimate · \$397 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,636 ft²

LIVING AREA

0.26 ac

LOT SIZE

2020

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$650K

\$618K low

\$682K high

Est. Owner Equity

\$65,245

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$8,098 (2024)
Assessed Value	\$124,994
Previous Assessed	\$112,153
Assessor Market Value	\$657,860

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Jackson
Lot (acres)	0.26
Foundation	Block (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Deck · 270 ft²

CLIMATE RISK

50
FLOOD

33
WILDFIRE

79
HEAT

69
STORM

17
DROUGHT

Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hawthorn Hill Elementary School	Elementary	KG–5	0.3 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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