

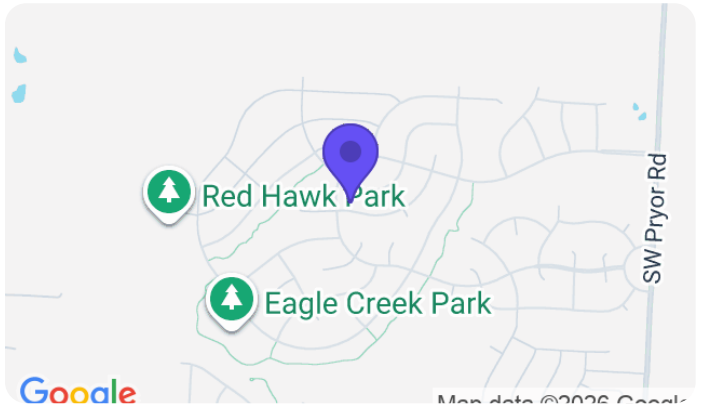
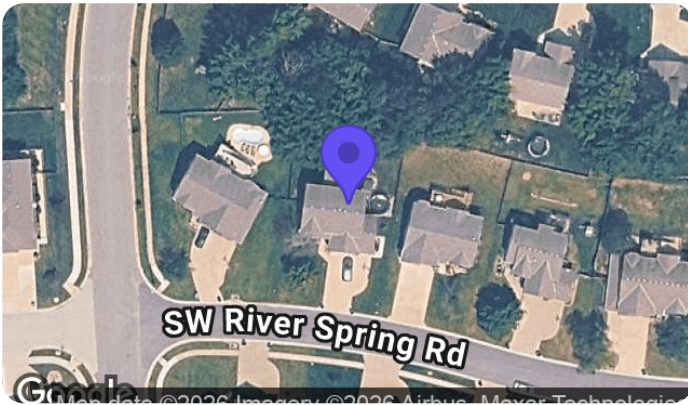
Single Family Residence

RESIDENTIAL

2352 SW RIVER SPRING RD

LEES SUMMIT, MO 64082

\$478,205 TopHap Estimate · \$212 / ft² · confidence 96 · as of Jul 14, 2026



4
BEDS

4
BATHS

2,259 ft²
LIVING AREA

0.22 ac
LOT SIZE

2003
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$478K

\$460K low

\$497K high

Est. Owner Equity

\$22,205

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$5,552 (2024)
Assessed Value	\$76,890
Previous Assessed	\$76,890
Assessor Market Value	\$404,680

PROPERTY FACTS

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

Porch · 105 ft²

CLIMATE RISK

1
FLOOD

16
WILDFIRE

79
HEAT

63
STORM

17
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 30, 2025	Financing	Warranty Deed			\$456K
May 2, 2012	Quitclaim	Quit Claim Transfer			\$167K
Nov 3, 2004	Financing	Warranty Deed			\$203K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hawthorn Hill Elementary School	Elementary	KG–5	1.0 mi
Lee's Summit West High School	High	9–12	1.6 mi

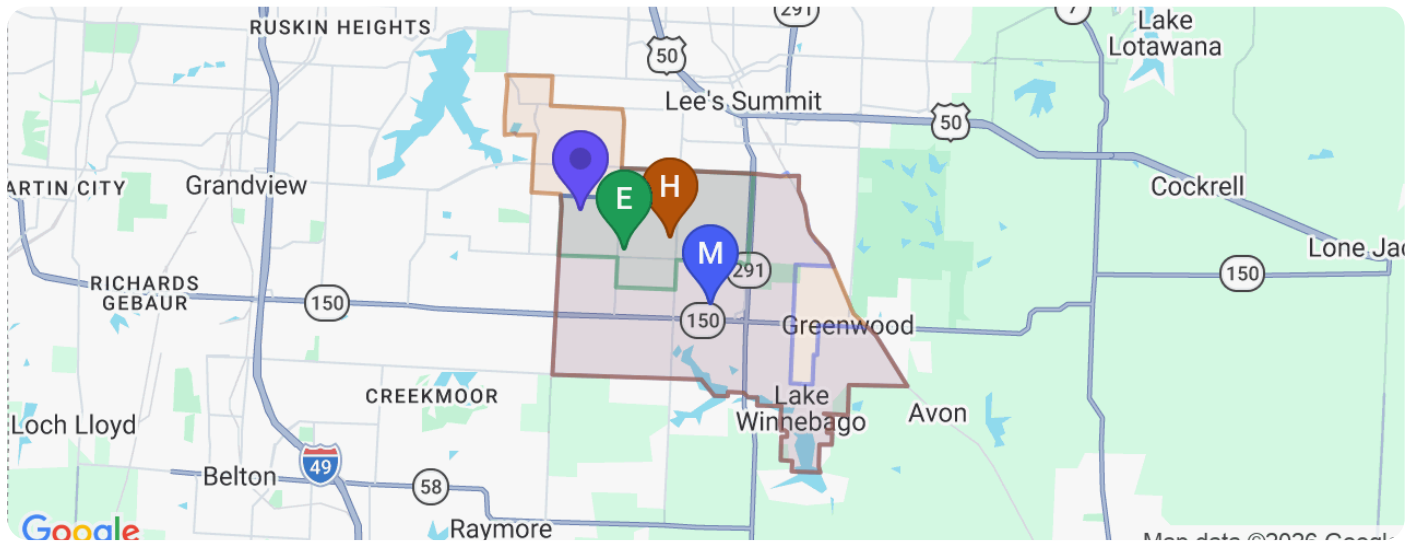
Summit Lakes Middle School

Middle

6–8

2.7 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