

Single Family Residence **RESIDENTIAL**

2321 SW RIVER SPRING CIR

LEES SUMMIT, MO 64082

\$414,874 TopHap Estimate · \$219 / ft² · confidence 96 · as of Jul 14, 2026



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4

BEDS

2

BATHS

1,894 ft²

LIVING AREA

0.33 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$415K

\$400K low

\$429K high

Est. Owner Equity

\$36,624

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$4,693 (2024)
Assessed Value	\$74,748
Previous Assessed	\$64,999
Assessor Market Value	\$393,410

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Jackson
Lot (acres)	0.33
Foundation	Concrete
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 280 ft²

Patio · 130 ft²

Porch · 48 ft²

CLIMATE RISK

1

FLOOD

33

WILDFIRE

79

HEAT

63

STORM

17

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 24, 2025	Financing	Warranty Deed			\$378K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hawthorn Hill Elementary School	Elementary	KG–5	0.8 mi
Lee's Summit West High School	High	9–12	1.4 mi
Summit Lakes Middle School	Middle	6–8	2.6 mi

District: Lee's Summit R-VII School District



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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	Absentee owner
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