

Single Family Residence **RESIDENTIAL**

# 1417 RIVER RUN DR

PLATTE CITY, MO 64079

**\$339,784** TopHap Estimate · \$210 / ft<sup>2</sup> · confidence 99 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,616 ft<sup>2</sup>**

LIVING AREA

**0.27 ac**

LOT SIZE

**1999**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$340K**

\$335K low

\$345K high

Est. Owner Equity

**\$28,784**

Loan-to-Value

**93%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,823 (2025) |
| Assessed Value        | \$48,160       |
| Previous Assessed     | \$48,160       |
| Assessor Market Value | \$253,473      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Platte                  |
| Lot (acres)   | 0.27                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Concrete                |
| Roof          | Composition Shingle     |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Patio · 100 ft²

Porch · 24 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED       | PRICE | \$/FT² | LOAN   |
|--------------|-----------|------------|-------|--------|--------|
| Dec 9, 2003  | Financing | Grant Deed |       |        | \$50K  |
| Sep 24, 2002 | Financing | Grant Deed |       |        | \$165K |
| May 11, 2001 | Financing | Grant Deed |       |        | \$141K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Platte City Middle School  | Middle     | 6–8    | 0.5 mi   |
| Siegrist Elementary School | Elementary | KG–5   | 0.7 mi   |
| Platte County High School  | High       | 9–12   | 0.8 mi   |

District: Platte County 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 64079

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>68</div> <div>CRIME INDEX</div> | <div>95</div> <div>AIR POLLUTION</div> | <div>15,561</div> <div>POPULATION</div> | <div>\$95K</div> <div>MEDIAN IN-COME</div> | <div>54°F</div> <div>AVG TEMP</div> | <div>56%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

|
 OWNERSHIP

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