

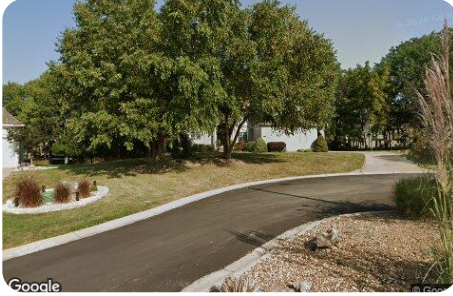
Single Family Residence

RESIDENTIAL

473 NW RIVEN ROCK PL

LEES SUMMIT, MO 64081

\$705,335 TopHap Estimate · \$218 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

5

BATHS

3,235 ft²

LIVING AREA

0.75 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$705K

\$671K low

\$740K high

Est. Owner Equity

\$288,260

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$7,664 (2024)
Assessed Value	\$120,359
Previous Assessed	\$106,134
Assessor Market Value	\$633,470

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Jackson
Lot (acres)	0.75
Foundation	Concrete
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 474 ft²

Patio · 474 ft²

Porch · 100 ft²

CLIMATE RISK

1

FLOOD

29

WILDFIRE

78

HEAT

61

STORM

17

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 14, 2019	Quitclaim	Quit Claim Transfer			\$421K
Aug 1, 2018	Financing	Warranty Deed			\$424K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cedar Creek Elementary School	Elementary	KG–5	0.7 mi
Pleasant Lea Middle School	Middle	6–8	2.7 mi

Lee's Summit High School	High	9–12	3.6 mi
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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 64081

38 CRIME INDEX	87 AIR POLLUTION	24,832 POPULATION	\$103K 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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