

Single Family Residence **RESIDENTIAL**

456 NW RIVEN ROCK CIR

LEES SUMMIT, MO 64081

\$1,081,269 TopHap Estimate · \$192 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

5

BATHS

5,629 ft²

LIVING AREA

0.75 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$1.1M

\$967K low

\$1.2M high

Est. Owner Equity

\$570,869

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$12,999 (2024)
Assessed Value	\$164,836
Previous Assessed	\$180,025
Assessor Market Value	\$867,560

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

Patio · 354 ft²

Porch · 48 ft²

CLIMATE RISK

1

FLOOD

25

WILDFIRE

78

HEAT

61

STORM

17

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 17, 2015	Financing	Warranty Deed			\$569K
Oct 1, 2004	Financing	Warranty Deed			\$614K
Dec 23, 2003	Financing	Grant Deed			\$500K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cedar Creek Elementary School	Elementary	KG–5	0.6 mi
Pleasant Lea Middle School	Middle	6–8	2.7 mi
Lee's Summit High School	High	9–12	3.6 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 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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