

Report Created on Nov 9, 2022

**7901 E 89TH ST  
KANSAS CITY MO 64138**


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



Courtesy of Latasha Lewis  
Email: [info@myglamproperties.com](mailto:info@myglamproperties.com)


WORK  
*Numbers*  
THE


Area Demographics

 37%  
College Graduates


 30%  
Have Children

 2.4  
Avg. Household

 \$56K  
Avg. Income

 37  
Avg. Age

Valuation

First American		Redfin	
Est. Value	\$173,609	Est. Value	\$143,587
Range	\$130,656 - \$216,562		

Comparables Overview

Market Value Range	Avg. List	List Range	Avg. Sold	Sold Range
\$110,000 - \$173,900	\$137,950	\$119,950 - \$173,900	\$131,633.33	\$110,000 - \$173,900

<div>Days On Market</div> <div>Average</div> <div>15</div> <div><div>Low</div><div>2</div><div>High</div><div>25</div></div>	<div>Difference</div> <div>Average</div> <div>-5%</div> <div><div>Low</div><div>-8%</div><div>High</div><div>0</div></div>	<div>Est. Value</div> <div>Average</div> <div>\$138k</div> <div><div>Low</div><div>\$120k</div><div>High</div><div>\$174k</div></div>
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Summary Details

Active 0 Pending 0 Sold 3 Off MLS 0

Sold

## Summary Details, Cont'd.

## 1 7303 E 86TH ST

KANSAS CITY MO 64138



Sq Ft	Beds	FB	HB			
864	3	1				
YrBlt	Lot	Floors	FPLS	BMT	GAR	
1955	370,260,000	0.01		No	Yes	

DOM	19
List Price	\$119,950
Sold Price	\$110,000
Concession	--
Est. Value	\$123,789
% to List	-8%
Contract	10/19/2022
Sold	10/19/2022

## 2 7404 E 86TH ST

KANSAS CITY MO 64138



Sq Ft	Beds	FB	HB			
979	3	1				
YrBlt	Lot	Floors	FPLS	BMT	GAR	
1955	403,278,480	0.01		No	Yes	

DOM	25
List Price	\$120,000
Sold Price	\$111,000
Concession	--
Est. Value	\$56,486
% to List	-8%
Contract	08/24/2022
Sold	08/24/2022

## 3 8717 KENTUCKY AVE

RAYTOWN MO 64138



Sq Ft	Beds	FB	HB			
1,068	3	1				
YrBlt	Lot	Floors	FPLS	BMT	GAR	
1958	10,018	0.01		Yes	Yes	

DOM	2
List Price	\$173,900
Sold Price	\$173,900
Concession	--
Est. Value	\$179,977
% to List	0%
Contract	10/28/2022
Sold	10/28/2022