

Report Created on Nov 9, 2022

**8512 EASTERN AVE  
KANSAS CITY MO 64138**

Prepared By **Latasha Lewis**



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



Est. Value \$157,470

Range \$118,510 - \$196,430

Redfin



Est. Value \$0

### Comparables Overview

Market Value Range

\$110,000 - \$145,000

Avg. List

\$126,616.67

List Range

\$119,950 - \$139,900

Avg. Sold

\$122,000

Sold Range

\$110,000 - \$145,000

#### Days On Market

Average

16

Low

3

High

25

#### Difference

Average

-4%

Low

-8%

High

4%

#### Est. Value

Average

\$127k

Low

\$120k

High


\$140k


### Summary Details


Active 0 Pending 0 Sold 3 Off MLS 0

Sold

Summary Details, Cont'd.

|  |              |             |               |             |            |            |                   |                   |            |
|--|--------------|-------------|---------------|-------------|------------|------------|-------------------|-------------------|------------|
| <b>1 7303 E 86TH ST</b><br>KANSAS CITY MO 64138<br> | <b>Sq Ft</b> | <b>Beds</b> | <b>FB</b>     | <b>HB</b>   |            |            |                   | <b>DOM</b>        | 19         |
|  | 864          | 3           | 1             |             |            |            |                   | <b>List Price</b> | \$119,950  |
|  | <b>YrBlt</b> | <b>Lot</b>  | <b>Floors</b> | <b>FPLS</b> | <b>BMT</b> | <b>GAR</b> | <b>Sold Price</b> | \$110,000         |            |
|  | 1955         | 370,260,000 | 0.01          |             | No         | Yes        | <b>Concession</b> | --                |            |
|  |              |             |               |             |            |            |                   | <b>Est. Value</b> | \$123,789  |
|  |              |             |               |             |            |            |                   | <b>% to List</b>  | -8%        |
|  |              |             |               |             |            |            |                   | <b>Contract</b>   | 10/19/2022 |
|  |              |             |               |             |            |            |                   | <b>Sold</b>       | 10/19/2022 |

|   |              |             |               |             |            |            |                   |                   |            |
|---|--------------|-------------|---------------|-------------|------------|------------|-------------------|-------------------|------------|
| <b>2 7404 E 86TH ST</b><br>KANSAS CITY MO 64138<br> | <b>Sq Ft</b> | <b>Beds</b> | <b>FB</b>     | <b>HB</b>   |            |            |                   | <b>DOM</b>        | 25         |
|   | 979          | 3           | 1             |             |            |            |                   | <b>List Price</b> | \$120,000  |
|   | <b>YrBlt</b> | <b>Lot</b>  | <b>Floors</b> | <b>FPLS</b> | <b>BMT</b> | <b>GAR</b> | <b>Sold Price</b> | \$111,000         |            |
|   | 1955         | 403,278,480 | 0.01          |             | No         | Yes        | <b>Concession</b> | --                |            |
|   |              |             |               |             |            |            |                   | <b>Est. Value</b> | \$56,486   |
|   |              |             |               |             |            |            |                   | <b>% to List</b>  | -8%        |
|   |              |             |               |             |            |            |                   | <b>Contract</b>   | 08/24/2022 |
|   |              |             |               |             |            |            |                   | <b>Sold</b>       | 08/24/2022 |

|   |              |             |               |             |            |            |                   |                   |            |
|---|--------------|-------------|---------------|-------------|------------|------------|-------------------|-------------------|------------|
| <b>3 7102 E 85TH TER</b><br>KANSAS CITY MO 64138<br> | <b>Sq Ft</b> | <b>Beds</b> | <b>FB</b>     | <b>HB</b>   |            |            |                   | <b>DOM</b>        | 3          |
|   | 864          | 3           | 1             |             |            |            |                   | <b>List Price</b> | \$139,900  |
|   | <b>YrBlt</b> | <b>Lot</b>  | <b>Floors</b> | <b>FPLS</b> | <b>BMT</b> | <b>GAR</b> | <b>Sold Price</b> | \$145,000         |            |
|   | 1956         | 411,859,800 | 0.01          |             | Yes        | Yes        | <b>Concession</b> | --                |            |
|   |              |             |               |             |            |            |                   | <b>Est. Value</b> | \$98,835   |
|   |              |             |               |             |            |            |                   | <b>% to List</b>  | 4%         |
|   |              |             |               |             |            |            |                   | <b>Contract</b>   | 08/19/2022 |
|   |              |             |               |             |            |            |                   | <b>Sold</b>       | 08/19/2022 |