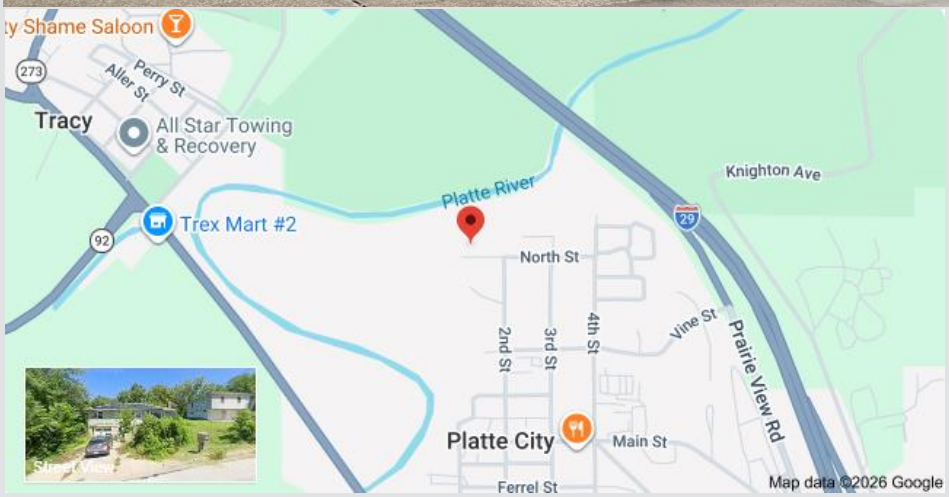
HOUSING SOLUTIONS

PROPERTY ANALYSIS REPORT

104 N St Platte City, MO 64079

BEDROOMS	3
BATHROOMS	2
GARAGE	1
SQUARE FEET	1,912 sqft
STARTING PRICE	$187,000
ARV	$310,000





Notices and Disclosures

1. INDEPENDENT VERIFICATION REQUIRED: Any estimates, information, or media (photos/videos) provided regarding this property are solely for your convenience. All details about the property's condition, specifications, or potential investment strategy, including renovation estimates and property dimensions, are based on limited knowledge and should not be relied upon without further verification. Buyers are responsible for conducting their own due diligence to ensure accuracy of all relevant data and figures. SBD Housing Solutions and its affiliates have not toured or inspected the property and provide the Analysis Report as a tool for further investigation. Buyer shall remains solely responsible for validating and verifying all information contained in all marketing packets.
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ENERGYGUIDE
$263







COMPARABLE MARKET ANALYSIS

Researched and Provided by SBD Housing Solutions



221 O'rourke Drive Platte City, MO 64079	$339,900 Show For Backups
Beds ↑ 3	3
Baths ↑ 1.1	2.1
Sq. Ft. ↑ 41%	1816
Lot Size ↓ 88%	7266
Garage Spaces ↑ 2	2
Listing Details	
Orig. Price	$339,900
List Price	$339,900
Sold Price	-
Price per Sq. Ft.	$187
Sold Date	-
Days on Market	5



118 Town Court Circle Platte City, MO 64079	$330,000 Sold
Beds ↑ 4	4
Baths ↑ 1.1	2.1
Sq. Ft. ↑ 55%	1992
Lot Size ↓ 100%	0
Garage Spaces ↑ 3	3
Listing Details	
Orig. Price	$320,000
List Price	$330,000
Sold Price 100%	$330,000
Price per Sq. Ft.	$166
Sold Date	10/07/2026
Days on Market	3



1216 Hampton Drive Platte City, MO 64079	$330,000 Sold
Beds ↑ 3	3
Baths ↑ 2	3.0
Sq. Ft. ↑ 34%	1728
Lot Size ↓ 64%	22865
Garage Spaces ↑ 2	2
Listing Details	
Orig. Price	$359,900
List Price	$339,900
Sold Price 97.1%	$330,000
Price per Sq. Ft.	$191
Sold Date	05/03/2026
Days on Market	143