HOUSING SOLUTIONS

PROPERTY ANALYSIS REPORT

13521 W 72nd St
Shawnee, KS 66216

BEDROOMS	4
BATHROOMS	3.1
GARAGE	2
SQUARE FEET	3,229 sqft
STARTING PRICE	$309,900
ARV	$539,000





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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COMPARABLE MARKET ANALYSIS

Researched and Provided by SBD Housing Solutions



14913 W 71st Terrace Shawnee, KS 66216	$580,000 Sold
Beds	4
Baths ↓ 0.9	2.2
Sq. Ft. ↓ 20%	2596
Garage Spaces ↑ 2	2
Year Built ↓ 6	1982
Listing Details	
Orig. Price	$585,000
List Price	$585,000
Sold Price 99.1%	$580,000
Price per Sq. Ft.	$223
Sold Date	05/03/2026
Days on Market	38



13735 W 82nd Street Lenexa, KS 66215	$555,000 Sold
Beds	4
Baths	3.1
Sq. Ft. ↑ 2.26%	3302
Garage Spaces ↑ 2	2
Year Built ↓ 4	1984
Listing Details	
Orig. Price	$555,000
List Price	$555,000
Sold Price 100%	$555,000
Price per Sq. Ft.	$168
Sold Date	08/16/2026
Days on Market	5



12814 W 65th Street Shawnee, KS 66216	$550,000 Sold
Beds	4
Baths ↓ 0.9	2.2
Sq. Ft. ↑ 20%	3870
Garage Spaces ↑ 2	2
Year Built ↓ 11	1977
Listing Details	
Orig. Price	$499,000
List Price	$499,000
Sold Price 110.2%	$550,000
Price per Sq. Ft.	$142
Sold Date	07/29/2026
Days on Market	2