



HOUSING SOLUTIONS

PROPERTY ANALYSIS REPORT

Nogard Ave Kansas City, KS 66104



BEDROOMS	3
BATHROOMS	2
SQUARE FEET	1214 sqft
STARTING PRICE	\$160,000
ARV	\$236,000

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 remain 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



6634 Nogard Avenue Kansas City, KS 66104	\$201,000 Sold
Beds	3
Baths ↓ 1	1.0
Sq. Ft. ↓ 19%	985
Lot Size ↑ 80%	15682
Garage Spaces	0
Listing Details	
Orig. Price	\$195,000
List Price	\$195,000
Sold Price 103.1%	\$201,000
Price per Sq. Ft.	\$204
Sold Date	01/29/2026
Days on Market	28



7601 Roswell Avenue Kansas City, KS 66109	\$225,000 Sold
Beds	3
Baths ↓ 1	1.0
Sq. Ft. ↓ 5.11%	1152
Lot Size ↑ 90%	16553
Garage Spaces ↑ 1	1
Listing Details	
Orig. Price	\$225,000
List Price	\$225,000
Sold Price 100%	\$225,000
Price per Sq. Ft.	\$195
Sold Date	10/19/2025
Days on Market	5



6416 Roswell Avenue Kansas City, KS 66104	\$216,500 Sold
Beds	3
Baths ↓ 0.9	1.1
Sq. Ft. ↑ 14%	1384
Lot Size ↓ 100%	0
Garage Spaces ↑ 1	1
Listing Details	
Orig. Price	\$210,000
List Price	\$210,000
Sold Price 103.1%	\$216,500
Price per Sq. Ft.	\$156
Sold Date	07/08/2025
Days on Market	4