

Comparative Market Analysis

8648 N Hull Ave, Kansas City, MO 64154

APN: 19-30-07-100-001-017-000



TALA PARTNERS
HANDS OFF INCOME SYSTEMS

Platte County Data as of: 08/10/2025



Bedrooms:	Year Built:	Comparables
Bathrooms:	Square Feet:	Properties: 54
Status: Off Market		Avg. Sale Price: \$126,498
Distressed: No		Days on Market: 74
Ownership: Corporate		Opportunity
Occupancy: Non-Owner Occupied		Estimated Value: \$219,560
Property Type: Land		Estimated Equity: \$219,560
Owner Name: EVERGREEN HOMES MISSOURI LLC		Mortgage Balance: \$0
Mailing Address: PO BOX 901782		Monthly Rent:
KANSAS CITY, MO 64190		Liens: \$0

Property Description:
A PARCEL OF LAND LOCATED IN THE STATE OF MO, COUNTY OF PLATTE, WITH A SITUS ADDRESS OF 8648 N HULL AVE, KANSAS CITY, MO 64154-2726 R070 CURRENTLY OWNED BY EVERGREEN HOMES MISSOURI LLC HAVING A TAX ASSESSOR NUMBER OF 19-30-07-100-001-017-000 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 1 LOT: 4.

Last Market Sale

Seller:
Buyer:
Rec. Date:
Sale Date:
Sale Price:

Current Listing Status

There is no listing data available.

Active Foreclosure Status

There is no foreclosure data available.

Association Information

Type	Name	Fee Type	Fee Amount	Fee Frequency
Condo Owner Association	Barry Park At Coves North Condominiums	Home Owner Assessments Fee	\$275	Monthly

Property Details - Public Record

Land Use: Residential-Vacant Land	Lot Size: 11,761 SqFt.	Stories:	Parking Spaces:
Zoning:	Living Area:	Pool:	Parking Type:
Year Built:	Bedrooms:	Fireplace:	Interior Wall:
Style:	Bathrooms:	Heating:	Exterior Wall:
Basement:	Total Rooms:	Cooling:	Price / Sq.Ft.

Open Liens

Owner 1: EVERGREEN HOMES MISSOURI LLC	Combined Loan To Value: 0 %
Owner 2:	Estimated Equity: \$219,560

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
There is no open lien data available.						

Involuntary Liens

Date	Type	Amount	Debtor	Petitioner	Document #
There is no involuntary lien data available.					

Prior Loan History

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
There is no prior loan data available.						

Transfers & Conveyances

Date	Document Type	Transaction Type	From	To	Amount
There is no transfer data available.					

Ownership History (Full Value Transfers)

Date	Document Type	Transaction Type	Seller	Buyer	Amount
There is no sale data available.					

Tax Status

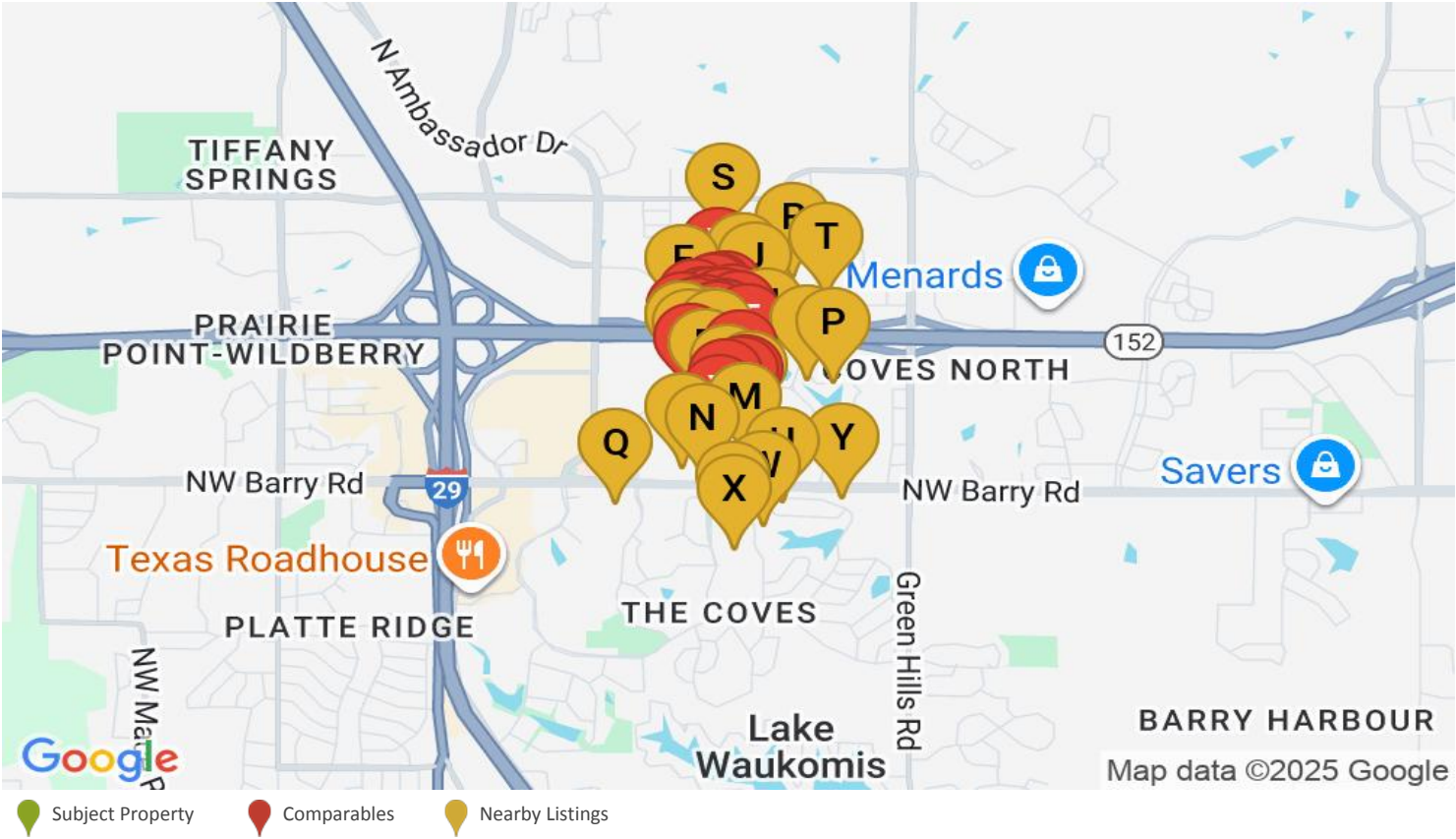
Assessor Parcel #:	19-30-07-100-001-017-000	Land Value:	Total Taxable Value:
Tax Year:	2023	Improvement Value:	Property Tax:

Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#

Comparables & Nearby Listings

Subject Property: 8648 N Hull Ave, Kansas City, MO 64154-2726



COMPARABLES													
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
A	0.04		8668 N Hull Ave, Kansas City, Mo 64154	5/30/25	\$275,975			1,243	\$222	3	1	871	40
B	0.05		8661 N Hull Ave, Kansas City, Mo 64154	4/14/25	\$186,200			1,151	\$162	3	2	871	41
C	0.07		8657 N Hull Ave, Kansas City, Mo 64154	7/21/25	\$0			1,046	\$0	2	2	871	41
D	0.08		8636 Nw Waukomis Dr #8638, Kansas City, Mo	7/07/25	\$0			2,440	\$0	6	1.5	8,634	35
E	0.09		8709 N Hull Ave, Kansas City, Mo 64154	12/18/24	\$0			1,046	\$0	2	2	871	40
F	0.09		8710 N Chatham Ave, Kansas City, Mo 64154	4/10/25	\$250,173			1,046	\$239	3	2	871	40
G	0.11		8638 N Chatham Ave, Kansas City, Mo 64154	4/17/25	\$0			847	\$0	2	1	871	40
H	0.11		8700 N Chatham Ave, Kansas City, Mo 64154	5/30/25	\$0			1,177	\$0	2	1	871	40
I	0.11		8702 N Chatham Ave, Kansas City, Mo 64154	11/15/24	\$0			1,694	\$0	2	1	784	40
J	0.14		5320 Nw 87th St, Kansas City, Mo 64154	1/17/25	\$259,310			1,348	\$192	3	2	871	40
K	0.14		5318 Nw 87th St, Kansas City, Mo 64154	12/02/24	\$0			1,202	\$0	3	2	871	40

L	0.14	8641 N Chatham Ave, Kansas City, Mo 64154	10/01/24	\$0	1,084	\$0	3	2	871	40
M	0.14	8639 N Chatham Ave, Kansas City, Mo 64154	2/21/25	\$0	1,084	\$0	2	2	871	40
N	0.14	5334 Nw 87th Ct, Kansas City, Mo 64154	5/10/25	\$0	1,480	\$0	3	2	871	40
O	0.15	5328 Nw 87th Ct, Kansas City, Mo 64154	3/22/25	\$0	1,694	\$0	3	1	871	40
P	0.17	5316 Nw 87th St, Kansas City, Mo 64154	3/27/25	\$0	1,694	\$0	3	2	871	27
Q	0.18	5316 Nw 87th Ct, Kansas City, Mo 64154	8/12/24	\$0	1,089	\$0	2	1	871	40
R	0.18	5309 Nw 87th St, Kansas City, Mo 64154	6/20/25	\$0	1,058	\$0	2	2	810	40
S	0.21	8607 N Chatham Cir, Kansas City, Mo 64154	1/21/25	\$0	1,167	\$0	2	2	3,049	30
T	0.21	5312 Nw 86th Ter, Kansas City, Mo 64154	10/30/24	\$396,682	2,546	\$156	4	2.5	11,657	33
U	0.25	5306 Nw 85th St, Kansas City, Mo 64154	11/06/24	\$0	2,346	\$0	3	3	2,614	32
V	0.27	8524 N Chatham Cir, Kansas City, Mo 64154	5/14/25	\$0	1,202	\$0	2	2	3,485	30
W	0.28	8520 N Chatham Cir, Kansas City, Mo 64154	6/18/25	\$0	1,333	\$0	2	2.25	3,485	30
X	0.28	8503 N Chatham Ave, Kansas City, Mo 64154	6/03/25	\$387,030	2,626	\$147	3	2.5	2,662	39
Y	0.28	5505 Nw 88th St, Kansas City, Mo 64154	7/14/25	\$0	1,999	\$0	4	2.5	8,429	21

L: Listed
F: Foreclosure
P: Pre-Foreclosure
A: Auction

NEARBY LISTINGS													
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
A	0	A	8648 N Hull Ave, Kansas City, Mo 64154	10/17/07	\$104,500	8/01/25	\$205,000	1,046	\$196	2	2	871	40
B	0.04	P	8632 N Hull Ave, Kansas City, Mo 64154	7/28/23	\$230,927	8/05/23	\$174,000	1,046	\$166	3	2	810	40
C	0.1	P	Kansas City, Mo			3/25/24		1,464		2	1		40
D	0.11	A	5402 Nw 86th Ter, Kansas City, Mo 64154	4/15/22	\$183,021	4/18/22	\$152,900	1,046	\$146	2	2	810	41
E	0.12	A	5400 Nw 86th Ct #5402, Kansas City, Mo 64154			8/07/22	\$260,000	780	\$333	4	3	11,644	31
F	0.2	P	8752 N Saint Clair Ave, Kansas City, Mo 64154	12/04/07	\$310,000	7/15/25	\$435,000	2,720	\$160	3	3.5	21,780	18
G	0.21	C	8604 N Chatham Cir, Kansas City, Mo 64154	7/10/19		7/26/25	\$365,000	2,190	\$167	3	3	3,485	28
H	0.27	P	8625 N Dawn Ave, Kansas City, Mo 64154	12/21/20	\$0	7/27/25	\$455,000	3,138	\$145	4	3.5	12,632	27
I	0.28	P	8517 N Chatham Cir, Kansas City, Mo 64154	8/03/23	\$254,800	8/05/23	\$299,900	2,192	\$137	3	3	3,149	30
J	0.31	A	8755 N Chatham Ave, Kansas City, Mo 64154			6/23/25	\$445,000	2,492	\$179	4	3	13,068	20
K	0.31	A	8762 N Chatham Ave, Kansas City, Mo 64154	6/24/21	\$325,000	6/29/21	\$325,000	2,600	\$125	4	3	9,278	20
L	0.32	P	5521 Nw 84th Ct, Kansas City, Mo 64154	5/23/17		7/07/25	\$210,000	1,311	\$160	3	2	8,712	29
M	0.35	P	5206 Nw 84th Pl, Kansas City, Mo 64154	6/26/23		7/21/25	\$365,000	2,150	\$170	3	2.5	2,614	36
N	0.36	A	5401 Nw 84th Ct, Kansas City, Mo 64154	5/05/23	\$0	8/05/25	\$215,000	1,268	\$170	3	2	1,268	44
O	0.4	P	4901 Nw 87th St, Kansas City, Mo 64154	5/10/23		7/24/25	\$399,950	3,276	\$122	4	3.5	13,068	32
P	0.48	C	4709 Nw 87th St, Kansas City, Mo 64154	12/03/20		7/23/25	\$560,000	3,805	\$147	6	4.5	15,682	32
Q	0.49	A	5911 Nw Barry Rd, Kansas City, Mo 64154	6/12/15		4/16/24	\$22	5,440	\$0			1	22
R	0.49	A	8808 N Beaman Ct, Kansas City, Mo 64154	3/30/22	\$225,000	4/06/22	\$365,000	2,326	\$157	3	3	12,123	27
S	0.5	P	9018 N Hull Ave, Kansas City, Mo 64154			7/09/25	\$410,000	2,174	\$189	3	2.5	9,148	23
T	0.53	A	4809 Nw 88th Ter, Kansas City, Mo 64154	10/21/20	\$350,000	7/30/22	\$517,500	2,749	\$188	4	3	12,197	27
U	0.54	P	5009 Nw 83rd Ter, Kansas City, Mo 64151	5/01/17		7/11/25	\$225,000	2,053	\$110	3	2	10,019	55
V	0.58	A	8237 N Chatham Ave, Kansas City, Mo 64151	3/05/21	\$0	8/05/25	\$334,000	2,103	\$159	4	2.5	2,692	47
W	0.58	A	5109 Nw 83rd St, Kansas City, Mo 64151	6/18/13		7/27/25	\$350,000	1,611	\$217	4	2.5	2,614	54
X	0.63	A	5219 Nw 82nd Ter, Kansas City, Mo 64151	8/22/24	\$332,416	7/26/25	\$360,000	2,188	\$165	4	3	1,847	49
Y	0.66	A	4706 Nw 83rd Ter, Kansas City, Mo 64151	2/04/22		7/13/25	\$364,900	2,586	\$141	4	2.5	13,020	51

A: Active
P: Pending
C: Contingent

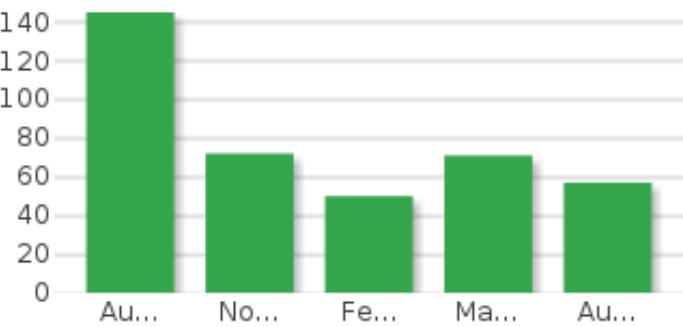


3.18 % Last 30 Days Price Change

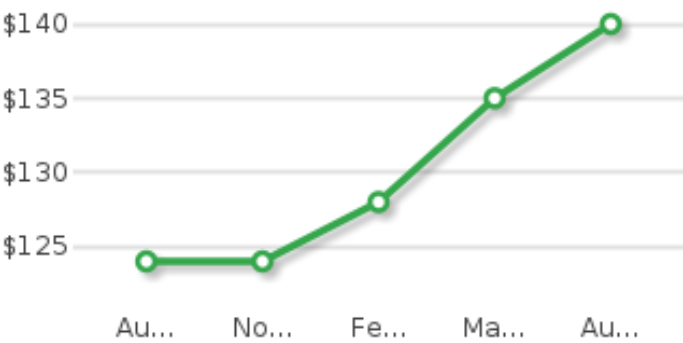


2.99 % Last 30 Days Rent Change

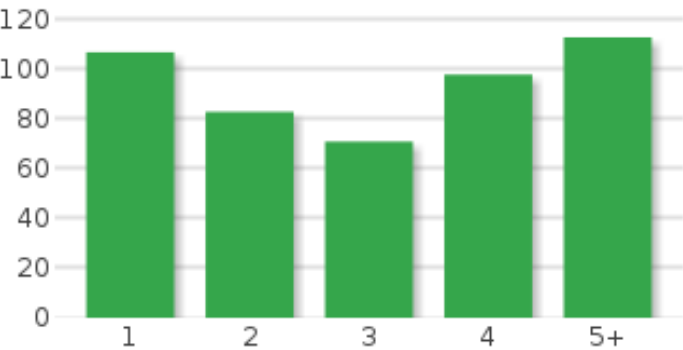
New Pre-Foreclosures



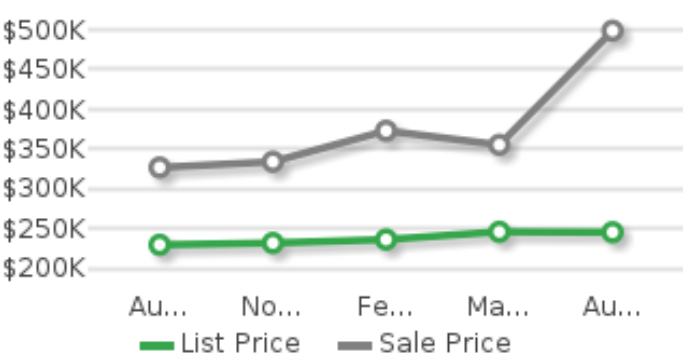
\$ / SqFt



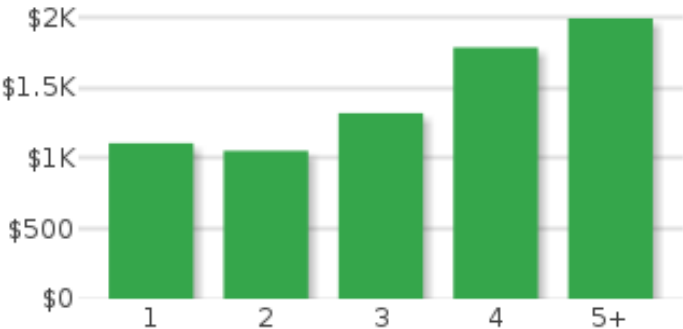
Average Days on Market



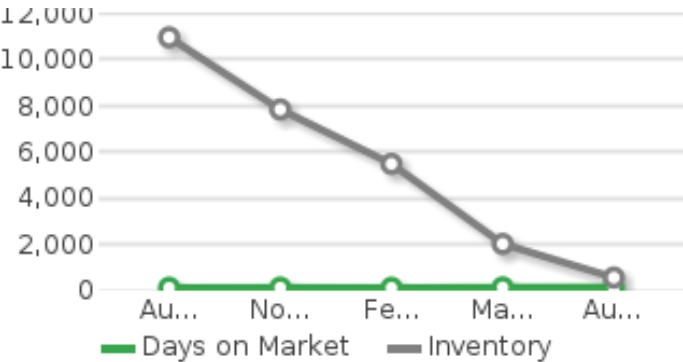
List Price vs. Sale Price



Average Monthly Rent



Days on Market vs. Inventory



Statistics for Kansas City, MO

Market Trend		Last 30 Days		Market Trend		Last 6 Months	
 0 % 961		 0 % 259		 0 % 6,570		 0 % 3,525	
New Listings		Closed Sales		New Listings		Closed Sales	
Listing Trend		Last 30 Days		Listing Trend		Last 6 Months	
 0 % 564		 -1.32 % \$245,845		 0 % 5,490		 0.64 % \$236,671	
Homes for Sale		Average List Price		Homes for Sale		Average List Price	
 83.64 % \$1,883		 9 % 147		 136.74 % \$381		 -11.55 % 121	
Average List \$ / SqFt		Average DOM		Average List \$ / SqFt		Average DOM	
Sales Trend		Last 30 Days		Sales Trend		Last 6 Months	
 0 % 287		 76.15 % \$498,881		 0 % 3,304		 28.02 % \$373,245	
Homes Sold		Average Sale Price		Homes Sold		Average Sale Price	
 810.8 % \$1,778		 -7.83 % 75		 51.75 % \$418		 -7.4 % 86	
Average Sale \$ / SqFt		Average DOM		Average Sale \$ / SqFt		Average DOM	