



9002 EBY DR
OVERLAND PARK, KS 66212 - JOHNSON COUNTY

Estimated Value	\$373,148		
Type	Single Family Residential	Sqft	1,080
Owner Occupied	Yes	Beds Full Baths	4 2

Report Generated: Sep 19, 2025

PROPERTY DETAILS

Property Basics

Property Type	Single Family Residential	Year Built ACT EFF	1960 N/A
Beds	4	Parcel (APN)	NP71800010 0023
Full Baths Partial Baths	2 1	Zoning	N/A
Building SQFT (Main Bldg Ind)	1,080 (Living Area)	Number of Units	0
Basement SQFT: Finished	N/A	Basement SQFT: Unspecified Unfinished	N/A N/A
Lot Size SQFT	11,902	View	N/A
Number of Stories	S/L+B	Fireplace	1
Garage	Yes	Pool	N/A
Owners	SIEGMAN, GARRETT		
Mailing Address	9002 EBY DR, OVERLAND PARK, KS 66212-3852		
Legal description	RANCHO SANTA FE LOT 23 BLK 10 OPC-0902 0109		

Assessment & Tax

Market Value Year	2024	Assessment Year	2024
Market Value Land	\$67,740	Assessed Land Value	\$7,790
Market Value Improvement	\$275,160	Assessed Value Improvement	\$31,643
Market Value Total	\$342,900	Assessed Value Total	\$39,433
Tax Amount Tax Year	\$3,797 2024	Tax Exemption Codes	N/A
Tax Delinq Year	N/A	Tax Rate Code Area	0660UW

Sale & Loan

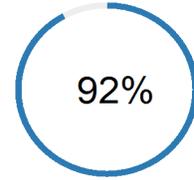
Last Sale Amount	N/A	Last Transfer Amount	N/A
Last Sale Date	06/01/2020	Last Transfer Date	06/01/2020
Last Sale Document Number	N/A	Last Transfer Document Number	N/A
Last Sale Document Type	Warranty Deed	Last Transfer Document Type	Warranty Deed
Loan Amount	\$222,400	Loan Date	01/12/2021
Loan Type	Conventional	Loan Interest Rate	2.72 %
Loan Term	360 Months	Loan Rate Type	N/A

PROPERTY VALUATION

Estimated: 09/10/2025

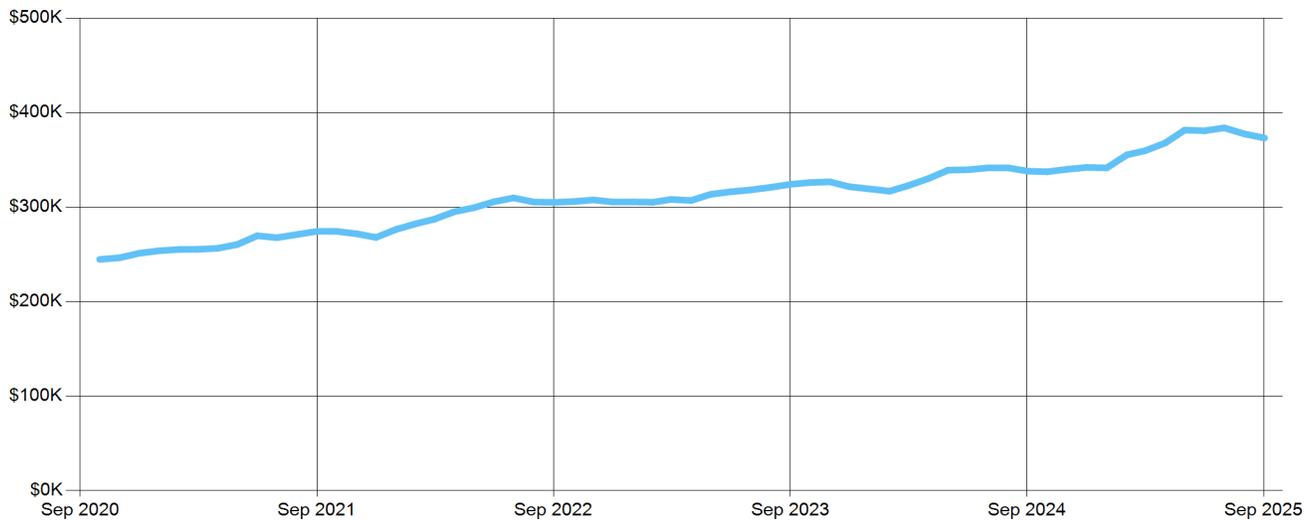


Confidence Score



FSD: 8%

Property Valuation

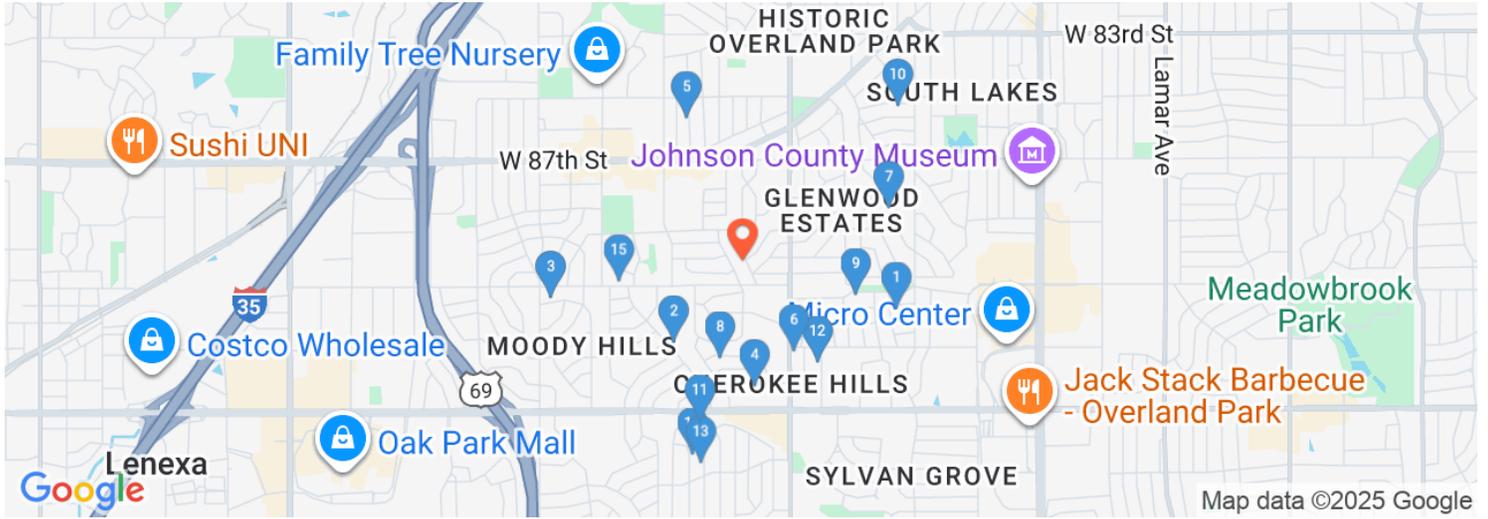


The **Quantarium Value** is an investor-grade valuation that helps you better estimate the true value of a property. The **Low Range** and **High Range** indicate the confidence interval for the Quantarium value of the subject property. The **Confidence Score** indicates the predictive power of our valuation methods. The **FSD** (Forecast Standard Deviation) score is defined by Freddie Mac, and can be thought of as the probability that the valuation falls within a statistical range of the true value.

Quantarium Value is not a guarantee of a property's value (see Disclaimers for further details).

COMPARABLE PROPERTY SALES

Comparable nearby sales serve as one of many considerations used by the Quantarium Value to estimate the value of a property.

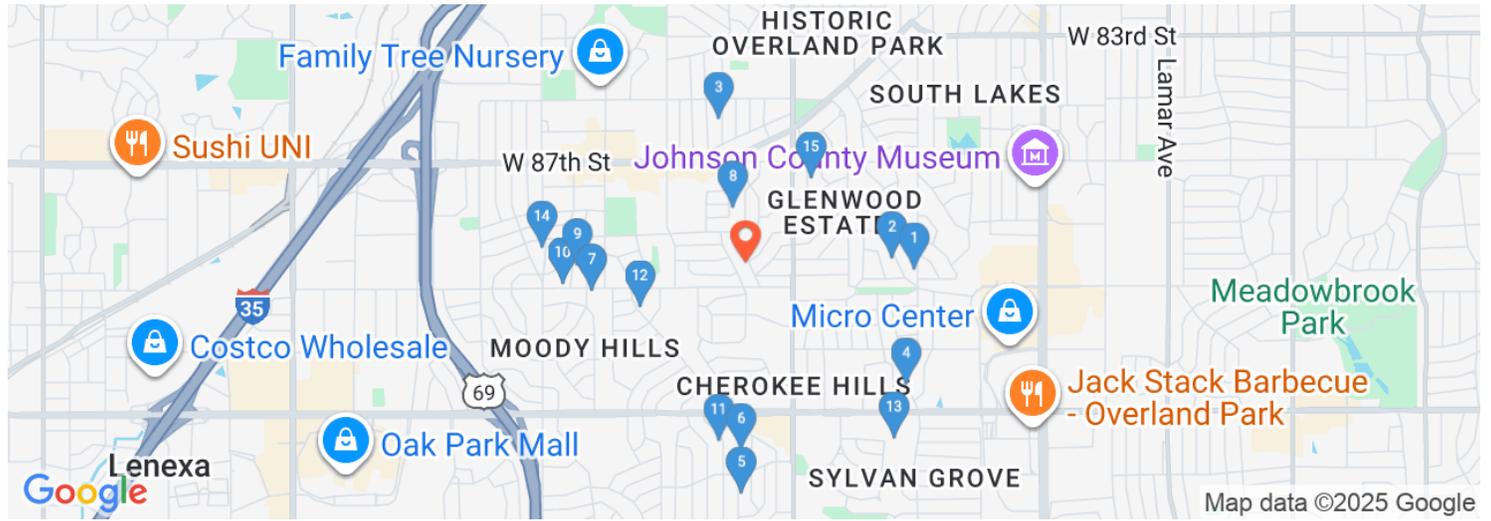


	Address	Sold Price	Sold Date	Beds	Baths	SqFt	Stories	Price/SqFt	LotSizeSF	Distance	Year Built
	9002 EBY DR OVERLAND PARK, KS 66212	\$373,148 Quantarium Value	--	4	3	1080	S/L+B	--	11,902	--	1960
1	7929 W 92ND ST OVERLAND PARK, KS 66212	\$325,000	02/20/2025	3	2	1,052	1+B	\$309	9,109	0.65	1958
2	9225 HAYES DR OVERLAND PARK, KS 66212	\$381,000	07/07/2025	3	2	1,511	1+B	\$252	10,542	0.43	1964
3	10210 MOODY PARK DR OVERLAND PARK, KS 66212	\$315,000	09/09/2024	3	2	1,056	B/L+B	\$298	10,226	0.78	1961
4	8811 W 94TH ST OVERLAND PARK, KS 66212	\$220,000	07/18/2024	3	2	1,052	1+B	\$209	10,500	0.51	1960
5	8528 ENGLAND ST OVERLAND PARK, KS 66212	\$275,000	01/05/2024	3	1	1,120	1+B	\$246	10,624	0.61	1952
6	9301 ANTIOCH RD OVERLAND PARK, KS 66212	\$255,000	11/21/2023	3	2	1,246	1+B	\$205	11,277	0.43	1960
7	8006 W 89TH ST OVERLAND PARK, KS 66212	--	04/02/2025	3	2	1,248	1	--	10,263	0.62	1952
8	9017 W 93RD ST OVERLAND PARK, KS 66212	\$158,850	11/30/2023	3	2	1,378	1+B	\$115	10,000	0.41	1960
9	8217 W 91ST TER OVERLAND PARK, KS 66212	\$415,000 Estimate	08/06/2025	3	3	1,118	1+B	\$371	11,909	0.48	1957
10	7917 W 85TH ST OVERLAND PARK, KS 66212	\$308,250 Estimate	03/05/2025	3	1	1,008	1	\$306	8,186	0.88	1954
11	9508 GRANDVIEW ST OVERLAND PARK, KS 66212	\$415,000 Estimate	07/02/2025	3	2	1,086	1+B	\$382	11,717	0.67	1958
12	9322 WOODWARD ST OVERLAND PARK, KS 66212	\$378,000 Estimate	07/02/2025	4	2	984	1+B	\$384	11,074	0.52	1959
13	9624 KESSLER ST OVERLAND PARK, KS 66212	\$355,000 Estimate	08/19/2025	3	2	1,078	1+B	\$329	11,899	0.84	1960
14	9605 ENGLAND DR OVERLAND PARK, KS 66212	--	08/27/2025	3	2	1,171	S/L+B	--	11,200	0.81	1960
15	9724 W 91ST ST OVERLAND PARK, KS 66212	\$362,000 Estimate	06/24/2025	3	2	1,162	B/L+B	\$312	11,075	0.50	1968
Median comparables		\$325,000	04/02/2025	3	2	1,118	--	\$306	10,624	0.61	1960

The Comparable Property Sales chart is produced by analyzing a data set where multiple factors such as bedrooms, bathrooms, square footage, property sold date (≤ 2 years), distance, and more are evaluated. Data shown in this chart is sourced first from Public Records, as made available and then estimated (when marked with 'Estimate') using a variety of sources, including: on-market and off-market, county assessor, loans/mortgages, and the most recently available valuation, etc. Please note, only Public Records Sold Prices are recorded with the county. Certain information contained herein is derived from information which is the property of, and copyrighted by, the applicable MLS. As such, the applicable MLS retains copyrights to all MLS provisioned data and images.

COMPARABLE PROPERTY LISTINGS

Comparable nearby listings serve as one of many considerations used by the Quantarium Value to estimate the value of a property.



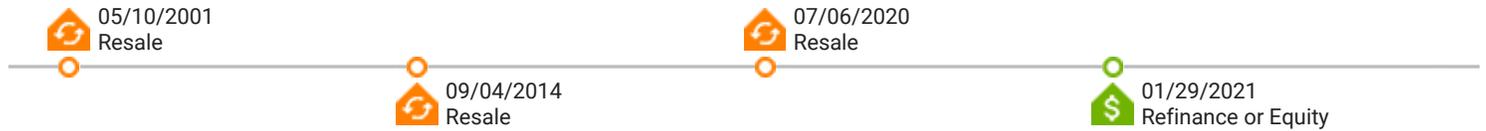
	Address	Listed Price	Listed Date	Beds	Baths	SqFt	Stories	Price/SqFt	LotSizeSF	Distance	Year Built
	9002 EBY DR OVERLAND PARK, KS 66212*	\$373,148 Quantarium Value	--	4	3	1680	S/L+B	--	11,902	--	1960
1	9022 LOWELL AVE OVERLAND PARK, KS 66212	\$291,000	08/15/2025	3	2	1,058	1+B	\$275	15,798	0.68	1958
2	9000 HARDY ST OVERLAND PARK, KS 66212	\$299,500	04/04/2025	3	1	960	1+B	\$312	10,092	0.59	1953
3	8530 GRANDVIEW LN OVERLAND PARK, KS 66212	\$309,995	05/21/2025	3	2	1,392	1+B	\$223	9,375	0.58	1957
4	9408 LOWELL AVE OVERLAND PARK, KS 66212	\$365,000	09/17/2025	3	2	1,449	S/L+B	\$252	8,462	0.82	1965
5	9717 EBY ST OVERLAND PARK, KS 66212	\$340,000	08/29/2025	3	2	1,563	S/L+B	\$218	9,601	0.93	1961
6	9605 EBY ST OVERLAND PARK, KS 66212	\$319,950	05/03/2025	3	2	1,562	2+B	\$205	9,600	0.76	1962
7	9101 WEDD ST OVERLAND PARK, KS 66212	\$325,000	06/23/2025	4	3	1,672	1+B	\$194	11,570	0.63	1961
8	8805 GRANDVIEW ST OVERLAND PARK, KS 66212	\$344,900	08/29/2025	3	2	1,694	1+B	\$204	11,491	0.22	1962
9	9009 MASTIN ST OVERLAND PARK, KS 66212	\$375,000	07/16/2025	3	2	1,725	B/L+B	\$217	9,694	0.67	1958
10	10106 W 91ST ST OVERLAND PARK, KS 66212	\$350,000	09/05/2025	3	3	1,774	1+B	\$197	9,216	0.73	1960
11	9534 GRANDVIEW ST OVERLAND PARK, KS 66212	\$285,000	08/21/2025	3	2	1,742	B/L+B	\$164	10,044	0.73	1957
12	9121 HAYES DR OVERLAND PARK, KS 66212	\$399,900	08/12/2025	5	2	1,762	2+B	\$227	8,715	0.46	1965
13	9607 HARDY ST OVERLAND PARK, KS 66212	\$375,000	08/06/2025	4	2	1,854	S/L+B	\$202	16,108	0.93	1964
14	8918 SWITZER ST OVERLAND PARK, KS 66214	\$369,000	06/23/2025	3	2	2,017	1+B	\$183	9,583	0.81	1957
15	8715 MACKEY ST OVERLAND PARK, KS 66212	\$375,000	06/27/2025	4	3	2,002	S/L+B	\$187	8,730	0.43	1966
Median comparables		\$344,900	08/06/2025	3	2	1,694	--	\$205	9,601	0.68	1961

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The Comparable Property Listings chart is produced by analyzing a data set of properties on the market and multiple factors such as bedrooms, bathrooms, square footage, distance, and more are considered and evaluated.

TRANSACTION HISTORY

Timeline



History

01/29/2021 Refinance or Equity

Recording Date	01/29/2021	Lender	COMMUNITYAMERICA CU
Transaction Type	Refinance or Equity	Title Co	TRUSTED TITLE & CLOSING LLC
Value	N/A	1st Loan Amt	\$222,400
Doc Type	N/A	2nd Loan Amt	N/A
Doc #	N/A	Loan Type	Conventional
Seller	N/A	Rate Type	N/A
Buyer/Borrower	SIEGMAN,GARRETT	Loan Doc # Book # Page #	N/A 202101 11769

07/06/2020 Resale

Recording Date	07/06/2020	Lender	N/A
Transaction Type	Resale	Title Co	STEWART TITLE
Value	N/A	1st Loan Amt	N/A
Doc Type	Warranty Deed	2nd Loan Amt	N/A
Doc #	N/A	Loan Type	N/A
Seller	BENDER,BONNIE	Rate Type	N/A
Buyer/Borrower	SIEGMAN,GARRETT	Loan Doc # Book # Page #	N/A 202007 1368

09/04/2014 Resale

Recording Date	09/04/2014	Lender	N/A
Transaction Type	Resale	Title Co	NATIONS TITLE AGENCY OF KANS
Value	N/A	1st Loan Amt	N/A
Doc Type	Warranty Deed	2nd Loan Amt	N/A
Doc #	N/A	Loan Type	N/A
Seller	RASMUSSEN,D K & CAROL A	Rate Type	N/A
Buyer/Borrower	BENDER,BONNIE K	Loan Doc # Book # Page #	N/A 201409 001137

 05/10/2001 Resale

Recording Date	05/10/2001	Lender	N/A
Transaction Type	Resale	Title Co	N/A
Value	N/A	1st Loan Amt	N/A
Doc Type	Intrafamily Transfer (btw related parties for any reason)	2nd Loan Amt	N/A
Doc #	3240655	Loan Type	N/A
Seller	RASMUSSEN,D K & CAROL A	Rate Type	N/A
Buyer/Borrower	RASMUSSEN,D K & CAROL A	Loan Doc # Book # Page #	N/A 7023 0480

PRICE AND LISTING HISTORY

Price and Listing History provides changes in price over time for the specified property, where available.

Event	Date	Price	Change	Source
 Sold	07/02/2020	\$260,000	+0.02%	MLS
Listed	05/26/2020	\$259,950		MLS

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ZIP-CODE DATA

NUMBER OF PROPERTIES SOLD in 66212

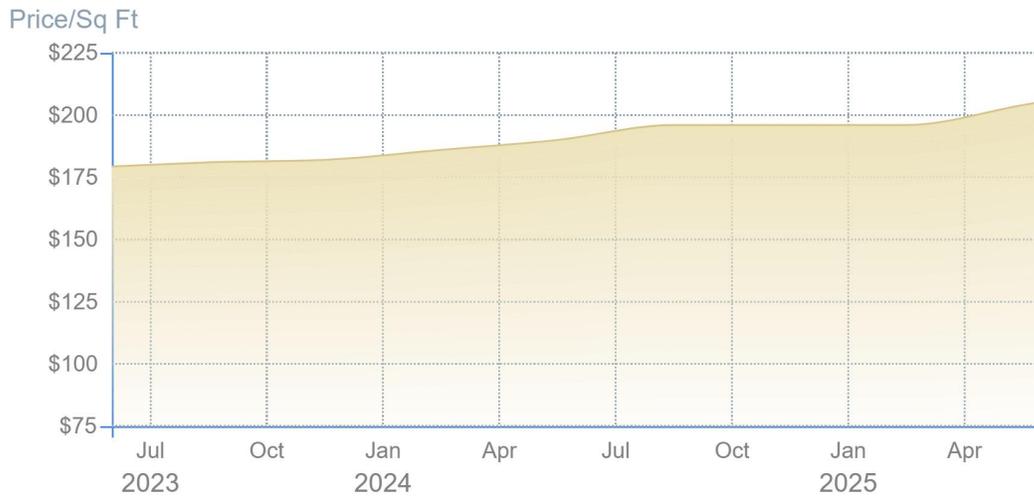
This chart tells you how many properties have sold in the selected area over time.



Data through 06/30/2025

MEDIAN SALE PRICE/SQ.FT. (quarterly) in 66212

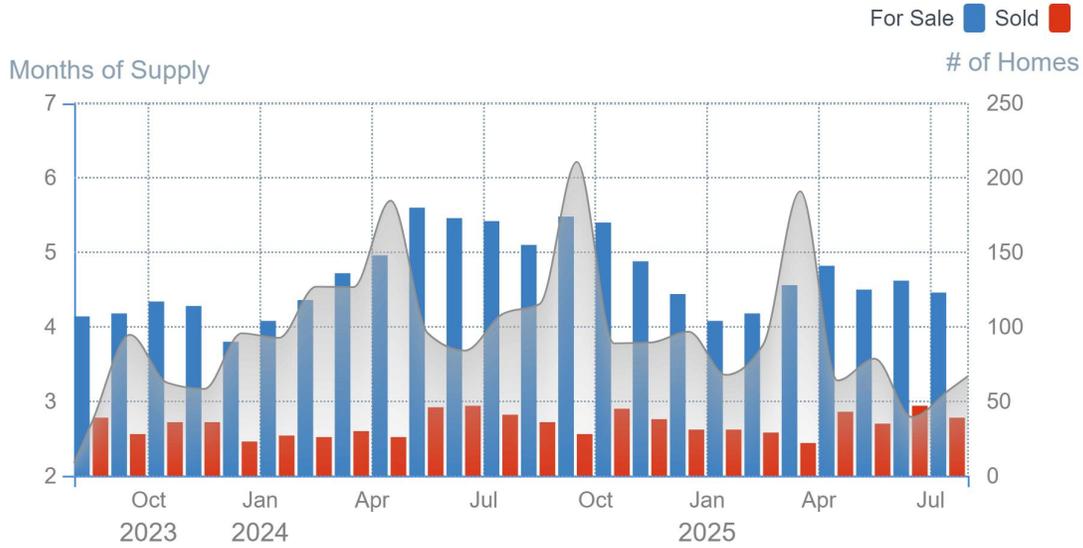
Median Sales Price Per Square Foot provides a quick, high - level way to evaluate appreciation or depreciation of property values over time in the selected area. Using the price per square foot can help you estimate a property's market value.



Data through 2025 Q2

MONTHS OF SUPPLY in 66212

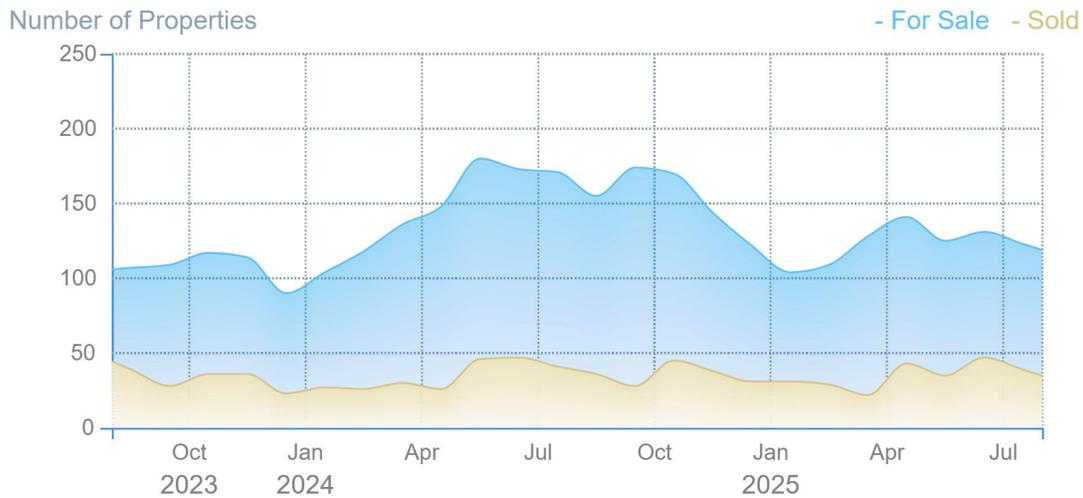
This chart shows how many months it would take to sell the available inventory in the specified market. A higher Months of Supply generally indicates a buyer's market while a lower Months of Supply generally indicates a seller's market.



Data through 08/31/2025

SUPPLY / DEMAND in 66212

The following chart shows the relationship between properties for sale (supply) and properties sold (demand) in the specified market, where available.



Data through 08/31/2025

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Report created on 9/19/2025