

Single Family Residence **RESIDENTIAL**

869 S RIVER RIDGE LN

SPANISH FORK, UT 84660

\$1,384,002 TopHap Estimate · \$582 / ft² · confidence 94 · as of Jun 23, 2026



3

BEDS

3.5

BATHS

2,376 ft²

LIVING AREA

0.6 ac

LOT SIZE

2017

YEAR BUILT

1

STORIES

5

PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.5M high

Last Sale

\$145,000 · Dec 13, 2011

Est. Owner Equity

\$0

Loan-to-Value

361%

TAX & ASSESSMENT

Property Tax	\$6,394 (2025)
Assessed Value	\$630,355
Previous Assessed	\$663,850
Assessor Market Value	\$1,146,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	A-Frame
County	UTAH
Lot (acres)	0.60
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck

Patio · 284 ft²

Porch · 427 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 11, 2026	Financing	Mortgage			\$5M
May 12, 2017	Financing	Trustees Deed			\$745K
Dec 6, 2011	Financing	Warranty Deed			\$116K
Jun 29, 2007	Quitclaim	Quit Claim Transfer			
Jun 29, 2007	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverview Elementary School	Elementary	PK–5	0.3 mi
Spanish Fork High School	High	10–12	0.9 mi
Diamond Fork Middle School	Middle	6–7	1.8 mi

District: Nebo School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 84660

51 CRIME INDEX	95 AIR POLLUTION	54,145 POPULATION	\$96K MEDIAN IN-COME	48°F AVG TEMP	66% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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