

Single Family Residence **RESIDENTIAL**

1041 S RIVER RIDGE LN

SPANISH FORK, UT 84660

\$647,635 TopHap Estimate · \$396 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,635 ft²
LIVING AREA

0.23 ac
LOT SIZE

2010
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$648K

\$623K low

\$673K high

Last Sale

\$821,275 · Feb 28, 2023

Est. Owner Equity

\$30,135

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$3,024 (2025)
Assessed Value	\$321,695
Previous Assessed	\$313,940
Assessor Market Value	\$584,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	A-Frame
County	UTAH
Lot (acres)	0.23
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 291 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 27, 2023	Financing	Warranty Deed			\$618K
Jan 25, 2022	Financing	Intrafamily Transfer			
Jan 25, 2021	Financing	Intrafamily Transfer			\$476K
Jun 1, 2021	Financing	Intrafamily Transfer			
May 16, 2017	Financing	Warranty Deed			\$272K
Mar 2, 2016	Quitclaim	Quit Claim Transfer			
Mar 2, 2016	Financing	Intrafamily Transfer			\$240K
May 28, 2013	Quitclaim	Quit Claim Transfer			
May 28, 2013	Quitclaim	Quit Claim Transfer			\$230K
Nov 13, 2012	Quitclaim	Quit Claim Transfer			
Sep 19, 2011	Quitclaim	Quit Claim Transfer			\$235K
Apr 9, 2010	Financing	Warranty Deed			\$240K
Jan 13, 2010	Financing	Warranty Deed			\$163K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverview Elementary School	Elementary	PK–5	0.4 mi
Spanish Fork High School	High	10–12	1.1 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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