

Single Family Residence **RESIDENTIAL**

# 1059 S RIVER RIDGE LN

SPANISH FORK, UT 84660

**\$677,184** TopHap Estimate · \$417 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**  
BEDS

**3**  
BATHS

**1,625 ft<sup>2</sup>**  
LIVING AREA

**0.3 ac**  
LOT SIZE

**2009**  
YEAR BUILT

**1**  
STORIES

**7**  
ROOMS

**2**  
PARKING

## VALUATION

**\$677K**

\$655K low

\$700K high

Last Sale

**\$199,500 · Aug 22, 2025**

Est. Owner Equity

**\$226,184**

Loan-to-Value

**65%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,023 (2025) |
| Assessed Value        | \$323,565      |
| Previous Assessed     | \$313,885      |
| Assessor Market Value | \$588,300      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | A-Frame                 |
| County        | UTAH                    |
| Lot (acres)   | 0.30                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Patio · 100 ft²

Porch · 150 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                               | PRICE | \$/FT² | LOAN   |
|--------------|-------------------|------------------------------------|-------|--------|--------|
| Aug 13, 2025 | Financing         | Affidavit Of Death Of Joint Tenant |       |        |        |
| Aug 13, 2025 | Financing         | Warranty Deed                      |       |        | \$150K |
| Jul 31, 2013 | Financing         | Warranty Deed                      |       |        | \$237K |
| Jul 31, 2013 | Recorded document | Affidavit Of Death                 |       |        |        |
| Jan 12, 2011 | Quitclaim         | Quit Claim Transfer                |       |        |        |
| Jan 27, 2010 | Recorded document | Warranty Deed                      |       |        |        |

## 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>51</b><br>CRIME INDEX | <b>95</b><br>AIR POLLUTION | <b>54,145</b><br>POPULATION | <b>\$96K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>66%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|