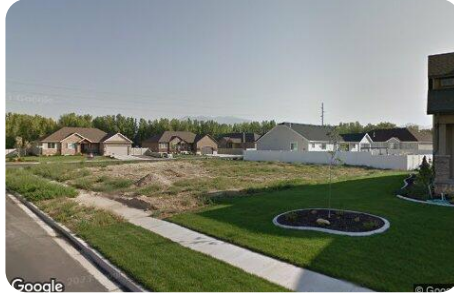


Single Family Residence **RESIDENTIAL**

963 S RIVER RIDGE LN

SPANISH FORK, UT 84660

\$677,594 TopHap Estimate · \$325 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

3.5
BATHS

2,086 ft²
LIVING AREA

0.27 ac
LOT SIZE

2010
YEAR BUILT

2
STORIES

3
PARKING

VALUATION

\$678K

\$651K low

\$704K high

Last Sale

\$442,500 · Jul 17, 2019

Est. Owner Equity

\$183,089

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$3,134 (2025)
Assessed Value	\$337,975
Previous Assessed	\$325,380
Assessor Market Value	\$614,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	A-Frame
County	UTAH
Lot (acres)	0.27
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Deck

Patio · 226 ft²

Porch · 416 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 10, 2017	Financing	Intrafamily Transfer			
Oct 9, 2017	Recorded document	Warranty Deed			
Apr 22, 2010	Financing	Warranty Deed			\$183K
Feb 23, 2010	Financing	Warranty Deed			\$183K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverview Elementary School	Elementary	PK–5	0.4 mi
Spanish Fork High School	High	10–12	1.0 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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