

Single Family Residence **RESIDENTIAL**

726 S RIVER RIDGE LN

SPANISH FORK, UT 84660

\$765,679 TopHap Estimate · \$312 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

4.3

BATHS

2,451 ft²

LIVING AREA

0.21 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

9

ROOMS

3

PARKING

VALUATION

\$766K

\$749K low

\$783K high

Last Sale

\$323,800 · Aug 23, 2013

Est. Owner Equity

\$506,679

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$3,761 (2025)
Assessed Value	\$387,090
Previous Assessed	\$390,500
Assessor Market Value	\$703,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	A-Frame
County	UTAH
Lot (acres)	0.21
Construction	Masonry/Concrete Masonry Units (Cmus)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck

Patio · 326 ft²

Porch · 65 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 6, 2018	Quitclaim	Quit Claim Transfer			
Aug 21, 2013	Quitclaim	Quit Claim Transfer			\$259K
Jun 30, 2010	Financing	Warranty Deed			
Mar 22, 2006	Financing	Warranty Deed			\$330K

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	1.9 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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