

Single Family Residence **RESIDENTIAL**

N RIVER RD

UT

\$797,105 TopHap Estimate · \$321 / ft² · confidence 92 · as of Jul 14, 2026

2

BATHS

2,484 ft²

LIVING AREA

0.62 ac

LOT SIZE

2008

YEAR BUILT

3

STORIES

VALUATION

\$797K

\$734K low

\$860K high

Est. Owner Equity

\$797,105

TAX & ASSESSMENT

Property Tax	\$3,579 (2025)
Assessed Value	\$666,619
Previous Assessed	\$585,903
Assessor Market Value	\$666,619

PROPERTY FACTS

Property Type	Single Family Residence
County	Summit
Lot (acres)	0.62
Heating	None
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	53 WILDFIRE	59 HEAT	70 STORM	51 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 16, 2024	Financing	Intrafamily Transfer			
Sep 16, 2024	Financing	Warranty Deed			
Sep 14, 2012	Recorded document	Grant Deed			
Jul 28, 2008	Recorded document	Trustees Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South Summit High School	High	9–12	12.8 mi
South Summit School	Elementary	PK–4	12.8 mi
South Summit Middle School	Middle	5–8	12.9 mi

District: South Summit 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.

OWNERSHIP

Occupancy	Absentee owner
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