

Single Family Residence **RESIDENTIAL**

1073 W RIVER RIDGE LN

SPANISH FORK, UT 84660

\$713,100 TopHap Estimate · \$384 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

1,858 ft²

LIVING AREA

0.2 ac

LOT SIZE

2011

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$713K

\$698K low

\$728K high

Last Sale

\$755,440 · May 28, 2026

Est. Owner Equity

\$145,100

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$3,479 (2025)
Assessed Value	\$343,640
Previous Assessed	\$361,240
Assessor Market Value	\$624,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	A-Frame
County	UTAH
Lot (acres)	0.20
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Deck

Patio · 336 ft²

Porch · 302 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 27, 2026	Resale	Warranty Deed	\$755,440	\$407	\$568K
Dec 3, 2020	Financing	Warranty Deed			\$440K
Dec 13, 2013	Quitclaim	Quit Claim Transfer			\$284K
Jun 30, 2011	Recorded document	Warranty Deed			
Aug 16, 2010	Recorded document	Warranty Deed			
Dec 26, 2007	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverview Elementary School	Elementary	PK–5	0.5 mi
Spanish Fork High School	High	10–12	1.0 mi
Diamond Fork Middle School	Middle	6–7	2.0 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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