

Single Family Residence **RESIDENTIAL**

856 S RIVER RIDGE LN

SPANISH FORK, UT 84660

\$943,934 TopHap Estimate · \$307 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3.3

BATHS

3,077 ft²

LIVING AREA

0.39 ac

LOT SIZE

2020

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$944K

\$856K low

\$1M high

Est. Owner Equity

\$451,934

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$4,924 (2025)
Assessed Value	\$496,045
Previous Assessed	\$511,170
Assessor Market Value	\$901,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	UTAH
Lot (acres)	0.39
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 12, 2020	Financing	Mortgage			\$510K
Dec 9, 2019	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverview Elementary School	Elementary	PK–5	0.3 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	Absentee owner
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