

Single Family Residential

RESIDENTIAL

4055 RIVER VIEW DR

KAMAS, UT 84036

\$1,946,041 TopHap Estimate · \$919 / ft² · confidence 92 · as of Jul 14, 2026

2,118 ft²

LIVING AREA

5.74 ac

LOT SIZE

1997

YEAR BUILT

VALUATION

\$1.9M

\$1.8M low

\$2.1M high

Est. Owner Equity

\$0

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$9,564 (2025)
Assessed Value	\$1,119,140
Previous Assessed	\$1,059,460
Assessor Market Value	\$1,119,140

PROPERTY FACTS

Property Type	Single Family Residential
Style	Ranch
County	Wasatch
Lot (acres)	5.74
Roof	Asphalt
Heating	Gas
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 23, 2022	Financing	Intrafamily Transfer			
Feb 22, 2022	Financing	Warranty Deed			\$2.5M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
J.R. Smith Elementary School	Elementary	KG–5	9.3 mi
Wasatch High School	High	9–12	9.9 mi
Rocky Mountain Middle School	Middle	6–8	10.7 mi

District: Wasatch 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 84036

103 CRIME INDEX	103 AIR POLLUTION	9,990 POPULATION	\$101K MEDIAN IN- COME	35°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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