

Single Family Residential

RESIDENTIAL

# 3989 RIVER VIEW DR

KAMAS, UT 84036

**\$1,249,240** TopHap Estimate · \$948 / ft<sup>2</sup> · confidence 87 · as of Jul 14, 2026

**1,318 ft<sup>2</sup>**  
LIVING AREA

**6.16 ac**  
LOT SIZE

**2000**  
YEAR BUILT

## VALUATION

**\$1.2M**

\$1.1M low

\$1.4M high

Est. Owner Equity

**\$1,160,240**

Loan-to-Value

**6%**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$4,679 (2025)</b> |
| Assessed Value        | <b>\$844,200</b>      |
| Previous Assessed     | <b>\$854,200</b>      |
| Assessor Market Value | <b>\$844,200</b>      |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Single Family Residential |
| Style         | Ranch                     |
| County        | Wasatch                   |
| Lot (acres)   | 6.16                      |
| Roof          | Metal                     |
| Heating       | Gas                       |
| Fireplace     | Yes                       |
| Pool          | No                        |

## 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<br>CRIME INDEX | 103<br>AIR POLLUTION | 9,990<br>POPULATION | \$101K<br>MEDIAN IN-COME | 35°F<br>AVG TEMP | 66%<br>SUNSHINE |
|--------------------|----------------------|---------------------|--------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

**OWNERSHIP**

Occupancy

**Owner occupied**