

Single Family Residential

RESIDENTIAL

# 3941 RIVER VIEW DR

KAMAS, UT 84036

**\$1,956,966** TopHap Estimate · \$993 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026

**1,971 ft<sup>2</sup>**

LIVING AREA

**5.06 ac**

LOT SIZE

**1994**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$2M**

\$1.7M low

\$2.2M high

Last Sale

**\$1,322,020 · Aug 20, 2021**

Est. Owner Equity

**\$262,965**

Loan-to-Value

**87%**

## TAX & ASSESSMENT

Property Tax

**\$5,756 (2025)**

Assessed Value

**\$1,027,422**

Previous Assessed

**\$957,947**

Assessor Market Value

**\$1,027,422**

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Single Family Residential |
| County        | WASATCH                   |
| Lot (acres)   | 5.06                      |
| Roof          | Metal                     |
| Heating       | Gas                       |
| Fireplace     | Yes                       |
| Pool          | No                        |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-------|--------------------|--------|
| Aug 19, 2021 | Financing | Intrafamily Transfer |       |                    |        |
| Aug 18, 2021 | Financing | Warranty Deed        |       |                    | \$994K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| J.R. Smith Elementary School | Elementary | KG–5   | 9.2 mi   |
| Wasatch High School          | High       | 9–12   | 9.8 mi   |
| Rocky Mountain Middle School | Middle     | 6–8    | 10.6 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 |
|-----------|----------------|