

Single Family Residential

RESIDENTIAL

3866 RIVER VIEW DR

KAMAS, UT 84036

\$1,615,941 TopHap Estimate · \$1,035 / ft² · confidence 88 · as of Jul 14, 2026

1,562 ft²

LIVING AREA

1.46 ac

LOT SIZE

2016

YEAR BUILT

VALUATION

\$1.6M

\$1.4M low

\$1.8M high

Est. Owner Equity

\$1,445,941

Loan-to-Value

10%

TAX & ASSESSMENT

Property Tax

\$3,757 (2025)

Assessed Value

\$748,850

Previous Assessed

\$758,850

Assessor Market Value

\$748,850

PROPERTY FACTS

Property Type	Single Family Residential
County	Wasatch
Lot (acres)	1.46
Heating	None
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 10, 2016	Quitclaim	Quit Claim Transfer			\$190K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
J.R. Smith Elementary School	Elementary	KG–5	9.1 mi
Wasatch High School	High	9–12	9.7 mi
Rocky Mountain Middle School	Middle	6–8	10.5 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

Owner occupied