

Single Family Residence

RESIDENTIAL

476 RIVER BLUFFS DR

KAMAS, UT 84036

\$748,396 TopHap Estimate · \$406 / ft² · confidence 93 · as of Jun 23, 2026



2

BATHS

1,843 ft²

LIVING AREA

0.4 ac

LOT SIZE

2015

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$748K

\$696K low

\$801K high

Est. Owner Equity

\$444,571

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$2,351 (2025)
Assessed Value	\$372,116
Previous Assessed	\$357,893
Assessor Market Value	\$676,575

PROPERTY FACTS

Property Type	Single Family Residence
County	Summit
Lot (acres)	0.40
Heating	None
Garage	Garage, Attached
Pool	No

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South Summit Middle School	Middle	5–8	2.0 mi
South Summit School	Elementary	PK–4	2.1 mi
South Summit High School	High	9–12	2.2 mi

District: South Summit 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
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