

Single Family Residence **RESIDENTIAL**

452 RIVER BLUFFS DR

KAMAS, UT 84036

\$741,385 TopHap Estimate · \$409 / ft² · confidence 93 · as of Jun 23, 2026



2

BATHS

1,814 ft²

LIVING AREA

0.42 ac

LOT SIZE

2015

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$741K

\$689K low

\$793K high

Est. Owner Equity

\$487,810

Loan-to-Value

34%

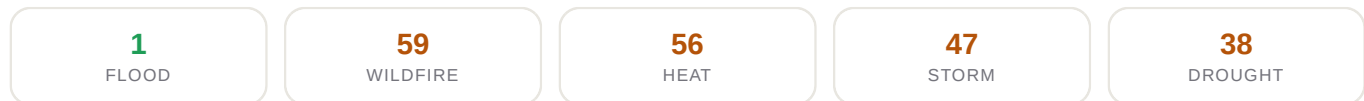
TAX & ASSESSMENT

Property Tax	\$2,332 (2025)
Assessed Value	\$369,165
Previous Assessed	\$354,878
Assessor Market Value	\$671,209

PROPERTY FACTS

Property Type	Single Family Residence
County	Summit
Lot (acres)	0.42
Heating	None
Garage	Garage, Attached
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

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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