

Residential (General/Single)

RESIDENTIAL

434 RIVER BLUFFS DR

KAMAS, UT 84036

\$877,390 TopHap Estimate · \$489 / ft² · confidence 93 · as of Jul 14, 2026



2

BATHS

1,794 ft²

LIVING AREA

0.5 ac

LOT SIZE

2015

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$877K

\$813K low

\$942K high

Last Sale

\$439,400 · Jan 25, 2021

Est. Owner Equity

\$839,690

Loan-to-Value

34%

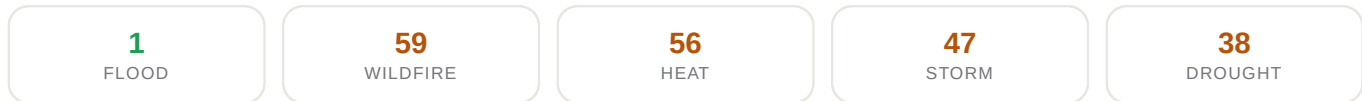
TAX & ASSESSMENT

Property Tax	\$2,311 (2025)
Assessed Value	\$365,712
Previous Assessed	\$351,352
Assessor Market Value	\$664,931

PROPERTY FACTS

Property Type	Residential (General/Single)
County	SUMMIT
Lot (acres)	0.50
Garage	Garage, Attached
Pool	No

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 11, 2026	Financing	Mortgage			\$38K

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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