

Single Family Residence

RESIDENTIAL

398 RIVER BLUFFS DR

KAMAS, UT 84036

\$983,876 TopHap Estimate · \$523 / ft² · confidence 87 · as of Jul 14, 2026



2

BATHS

1,882 ft²

LIVING AREA

0.4 ac

LOT SIZE

2016

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$984K

\$857K low

\$1.1M high

Est. Owner Equity

\$298,876

Loan-to-Value

69%

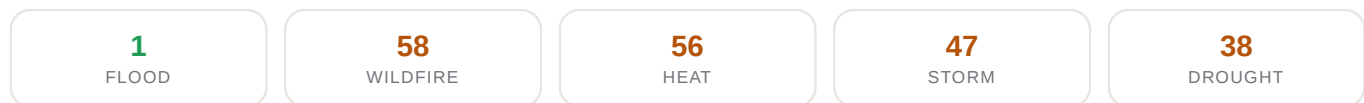
TAX & ASSESSMENT

Property Tax	\$2,533 (2025)
Assessed Value	\$400,905
Previous Assessed	\$384,722
Assessor Market Value	\$728,919

PROPERTY FACTS

Property Type	Single Family Residence
County	Summit
Lot (acres)	0.40
Heating	None
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
Jun 24, 2021	Financing	Warranty Deed			\$608K

ASSIGNED SCHOOLS

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