

Single Family Residence

RESIDENTIAL

376 RIVER BLUFFS DR

KAMAS, UT 84036

\$695,698 TopHap Estimate · \$321 / ft² · confidence 76 · as of Jul 14, 2026



2

BATHS

2,166 ft²

LIVING AREA

0.45 ac

LOT SIZE

2016

YEAR BUILT

3

STORIES

2

PARKING

VALUATION

\$696K

\$529K low

\$862K high

Est. Owner Equity

\$15,698

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$4,363 (2025)
Assessed Value	\$690,611
Previous Assessed	\$660,782
Assessor Market Value	\$690,611

PROPERTY FACTS

Property Type	Single Family Residence
County	Summit
Lot (acres)	0.45
Heating	None
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	58 WILDFIRE	56 HEAT	47 STORM	38 DROUGHT
------------	----------------	------------	-------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 18, 2024	Financing	Warranty Deed			\$680K
Nov 16, 2022	Quitclaim	Quit Claim Transfer			
Nov 14, 2022	Financing	Warranty Deed			\$500K

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
---------------------------	-----------------------------	----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------