

Single Family Residence

RESIDENTIAL

344 RIVER BLUFFS DR

KAMAS, UT 84036

\$760,338 TopHap Estimate · \$375 / ft² · confidence 92 · as of Jun 23, 2026



2

BATHS

2,029 ft²

LIVING AREA

0.44 ac

LOT SIZE

2016

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$760K

\$700K low

\$821K high

Est. Owner Equity

\$406,263

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$2,451 (2025)
Assessed Value	\$387,917
Previous Assessed	\$371,599
Assessor Market Value	\$705,304

PROPERTY FACTS

Property Type	Single Family Residence
County	Summit
Lot (acres)	0.44
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
Nov 24, 2023	Financing	Intrafamily Transfer			\$115K

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