

Single Family Residence

RESIDENTIAL

345 RIVER BLUFFS DR

KAMAS, UT 84036

\$857,269 TopHap Estimate · \$506 / ft² · confidence 85 · as of Jul 14, 2026



2

BATHS

1,694 ft²

LIVING AREA

0.47 ac

LOT SIZE

2016

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$857K

\$732K low

\$983K high

Est. Owner Equity

\$599,644

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$2,291 (2025)
Assessed Value	\$362,590
Previous Assessed	\$346,004
Assessor Market Value	\$659,255

PROPERTY FACTS

Property Type	Single Family Residence
County	Summit
Lot (acres)	0.47
Heating	None
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	57 WILDFIRE	56 HEAT	47 STORM	38 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

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