

Single Family Residence

RESIDENTIAL

399 RIVER BLUFFS DR

KAMAS, UT 84036

\$719,121 TopHap Estimate · \$397 / ft² · confidence 93 · as of Jun 23, 2026



2

BATHS

1,812 ft²

LIVING AREA

0.6 ac

LOT SIZE

2016

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$719K

\$669K low

\$769K high

Est. Owner Equity

\$452,787

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$2,334 (2025)
Assessed Value	\$369,487
Previous Assessed	\$352,974
Assessor Market Value	\$671,794

PROPERTY FACTS

Property Type	Single Family Residence
County	Summit
Lot (acres)	0.60
Heating	None
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	59 WILDFIRE	56 HEAT	47 STORM	38 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 24, 2016	Financing	Warranty Deed			\$263K

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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