

Single Family Residence

RESIDENTIAL

497 RIVER BLUFFS DR

KAMAS, UT 84036

\$896,132 TopHap Estimate · \$483 / ft² · confidence 79 · as of Jul 14, 2026



2

BATHS

1,857 ft²

LIVING AREA

0.54 ac

LOT SIZE

2016

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$896K

\$710K low

\$1.1M high

Est. Owner Equity

\$628,729

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$2,352 (2025)
Assessed Value	\$372,211
Previous Assessed	\$355,727
Assessor Market Value	\$676,747

PROPERTY FACTS

Property Type	Single Family Residence
County	Summit
Lot (acres)	0.54
Heating	None
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 26, 2016	Financing	Warranty Deed			\$263K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South Summit Middle School	Middle	5–8	2.1 mi
South Summit School	Elementary	PK–4	2.2 mi
South Summit High School	High	9–12	2.3 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.