

Single Family Residence **RESIDENTIAL**

1117 S RIVER RIDGE LN

SPANISH FORK, UT 84660

\$755,168 TopHap Estimate · \$390 / ft² · confidence 87 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,938 ft²

LIVING AREA

0.2 ac

LOT SIZE

2021

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$755K

\$657K low

\$854K high

Last Sale

\$922,355 · Apr 14, 2025

Est. Owner Equity

\$60,168

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$3,521 (2025)
Assessed Value	\$375,760
Previous Assessed	\$365,585
Assessor Market Value	\$683,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	UTAH
Lot (acres)	0.20
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 10, 2025	Financing	Warranty Deed			\$694K
Apr 30, 2021	Financing	Warranty Deed			\$372K
Oct 19, 2020	Financing	Mortgage			\$6.4M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverview Elementary School	Elementary	PK–5	0.5 mi
Spanish Fork High School	High	10–12	1.1 mi
Diamond Fork Middle School	Middle	6–7	1.8 mi

District: Nebo 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 84660

51 CRIME INDEX	95 AIR POLLUTION	54,145 POPULATION	\$96K MEDIAN IN-COME	48°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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