

Single Family Residence **RESIDENTIAL**

1162 S RIVER RIDGE LN

SPANISH FORK, UT 84660

\$782,685 TopHap Estimate · \$379 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

2
BATHS

2,063 ft²
LIVING AREA

0.34 ac
LOT SIZE

2019
YEAR BUILT

1
STORIES

3
PARKING

VALUATION

\$783K

\$728K low

\$837K high

Est. Owner Equity

\$369,685

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$3,541 (2025)
Assessed Value	\$373,615
Previous Assessed	\$367,620
Assessor Market Value	\$679,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	A-Frame
County	UTAH
Lot (acres)	0.34
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 164 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 31, 2022	Financing	Intrafamily Transfer			
Aug 23, 2022	Financing	Intrafamily Transfer			
Feb 6, 2020	Recorded document	Correction Deed			
Dec 27, 2019	Quitclaim	Quit Claim Transfer			
Apr 30, 2019	Financing	Trustees Deed			\$413K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverview Elementary School	Elementary	PK–5	0.5 mi
Spanish Fork High School	High	10–12	1.2 mi
Diamond Fork Middle School	Middle	6–7	1.9 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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