

Single Family Residence

RESIDENTIAL

1154 S RIVER RIDGE LN

SPANISH FORK, UT 84660

\$745,458 TopHap Estimate · \$392 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,902 ft²

LIVING AREA

0.34 ac

LOT SIZE

2019

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$745K

\$692K low

\$798K high

Last Sale

\$465,500 · Nov 14, 2019

Est. Owner Equity

\$370,658

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$3,509 (2025)
Assessed Value	\$358,325
Previous Assessed	\$364,265
Assessor Market Value	\$651,500

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 · 124 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 13, 2019	Financing	Warranty Deed			\$372K
Apr 30, 2019	Financing	Trustees Deed			\$3M

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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