

Single Family Residence **RESIDENTIAL**

1189 S RIVER RIDGE LN

SPANISH FORK, UT 84660

\$898,293 TopHap Estimate · \$325 / ft² · confidence 95 · as of Jul 14, 2026



5
BEDS

3.5
BATHS

2,760 ft²
LIVING AREA

0.21 ac
LOT SIZE

2022
YEAR BUILT

2
STORIES

4
PARKING

VALUATION

\$898K

\$854K low

\$942K high

Est. Owner Equity

\$283,293

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$4,131 (2025)
Assessed Value	\$418,550
Previous Assessed	\$428,890
Assessor Market Value	\$761,000

PROPERTY FACTS

Property Type	Single Family Residence
County	UTAH
Lot (acres)	0.21
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 15, 2024	Financing	Warranty Deed			\$615K

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	1.8 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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