

Single Family Residence **RESIDENTIAL**

1203 S RIVER RIDGE LN

SPANISH FORK, UT 84660

\$828,119 TopHap Estimate · \$338 / ft² · confidence 93 · as of Jul 14, 2026



2
BEDS

2.8
BATHS

2,449 ft²
LIVING AREA

0.3 ac
LOT SIZE

2018
YEAR BUILT

1
STORIES

4
PARKING

VALUATION

\$828K

\$774K low

\$882K high

Est. Owner Equity

\$828,119

TAX & ASSESSMENT

Property Tax	\$4,658 (2025)
Assessed Value	\$449,185
Previous Assessed	\$483,560
Assessor Market Value	\$816,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	A-Frame
County	UTAH
Lot (acres)	0.30
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck

Patio · 350 ft²

Porch · 90 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 28, 2024	Financing	Intrafamily Transfer			
Mar 5, 2019	Recorded document	Warranty Deed			
Sep 13, 2018	Financing	Trustees Deed			\$442K

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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