

Single Family Residence **RESIDENTIAL**

# 784 S RIVER RIDGE LN

SPANISH FORK, UT 84660

**\$888,944** TopHap Estimate · \$302 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**  
BEDS

**4**  
BATHS

**2,942 ft<sup>2</sup>**  
LIVING AREA

**0.23 ac**  
LOT SIZE

**2006**  
YEAR BUILT

**2**  
STORIES

**9**  
ROOMS

**3**  
PARKING

## VALUATION

**\$889K**

\$860K low

\$918K high

Last Sale

**\$583,000 · Jul 13, 2020**

Est. Owner Equity

**\$422,544**

Loan-to-Value

**50%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,554 (2025) |
| Assessed Value        | \$464,035      |
| Previous Assessed     | \$472,780      |
| Assessor Market Value | \$843,700      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | A-Frame                               |
| County        | UTAH                                  |
| Lot (acres)   | 0.23                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Heating       | Central                               |
| Cooling       | Central                               |
| Fireplace     | Yes                                   |
| Garage        | Garage, Attached                      |
| Pool          | No                                    |

Deck

Patio · 288 ft²

Porch · 108 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE | \$/FT² | LOAN   |
|--------------|-------------------|---------------------|-------|--------|--------|
| Jul 9, 2020  | Financing         | Warranty Deed       |       |        | \$466K |
| Jul 9, 2020  | Recorded document | Affidavit Of Death  |       |        |        |
| May 10, 2016 | Quitclaim         | Quit Claim Transfer |       |        |        |
| Jun 27, 2013 | Financing         | Warranty Deed       |       |        | \$385K |
| Mar 9, 2009  | Financing         | Warranty Deed       |       |        | \$287K |
| Jan 11, 2007 | Financing         | Warranty Deed       |       |        |        |
| Mar 28, 2006 | Financing         | Warranty Deed       |       |        | \$341K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Riverview Elementary School | Elementary | PK–5   | 0.4 mi   |
| Spanish Fork High School    | High       | 10–12  | 1.0 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<br>CRIME INDEX | 95<br>AIR POLLUTION | 54,145<br>POPULATION | \$96K<br>MEDIAN IN-COME | 48°F<br>AVG TEMP | 66%<br>SUNSHINE |
|-------------------|---------------------|----------------------|-------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|