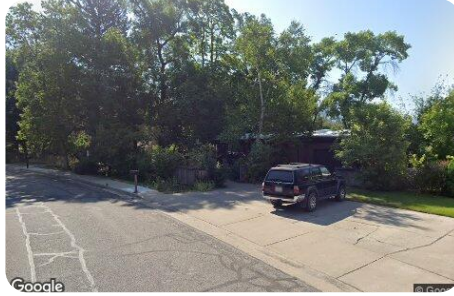


Single Family Residence **RESIDENTIAL**

466 RIVER HEIGHTS BLVD

RIVER HEIGHTS, UT 84321

\$422,649 TopHap Estimate · \$338 / ft² · confidence 91 · as of Jul 14, 2026



1,249 ft²
LIVING AREA

0.28 ac
LOT SIZE

1960
YEAR BUILT

VALUATION

\$423K

\$384K low

\$461K high

Est. Owner Equity

\$57,649

Loan-to-Value

86%

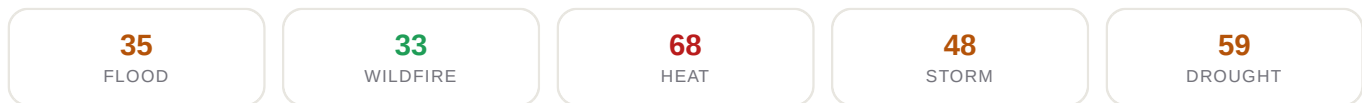
TAX & ASSESSMENT

Property Tax	\$1,507 (2025)
Assessed Value	\$230,150
Previous Assessed	\$244,550
Assessor Market Value	\$418,458

PROPERTY FACTS

Property Type	Single Family Residence
County	Cache
Lot (acres)	0.28

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 6, 2025	Financing	Warranty Deed			\$365K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Heights Elementary School	Elementary	KG–6	0.5 mi
Spring Creek Middle School	Middle	7–8	1.0 mi
Ridgeline High School	High	9–12	2.7 mi

District: Cache 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 84321

104 CRIME INDEX	110 AIR POLLUTION	56,064 POPULATION	\$65K MEDIAN IN-COME	44°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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