

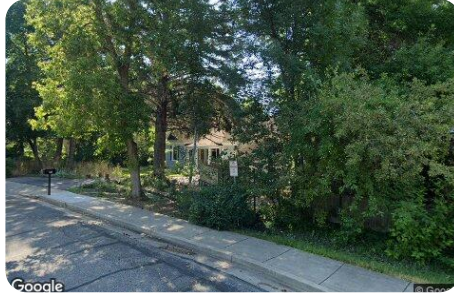
Single Family Residence

RESIDENTIAL

474 RIVER HEIGHTS BLVD

RIVER HEIGHTS, UT 84321

\$446,151 TopHap Estimate · \$472 / ft² · confidence 96 · as of Jul 14, 2026



945 ft²

LIVING AREA

0.24 ac

LOT SIZE

1960

YEAR BUILT

VALUATION

\$446K

\$426K low

\$466K high

Est. Owner Equity

\$134,951

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$1,510 (2025)
Assessed Value	\$230,665
Previous Assessed	\$225,865
Assessor Market Value	\$419,394

PROPERTY FACTS

Property Type	Single Family Residence
County	Cache
Lot (acres)	0.24

CLIMATE RISK

35 FLOOD	34 WILDFIRE	68 HEAT	48 STORM	59 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 3, 2025	Financing	Warranty Deed			\$311K
Jul 3, 2025	Financing	Warranty Deed			
Aug 31, 2018	Financing	Intrafamily Transfer			\$155K
Aug 5, 2008	Financing	Warranty Deed			\$144K
Dec 5, 2005	Financing	Intrafamily Transfer			

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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