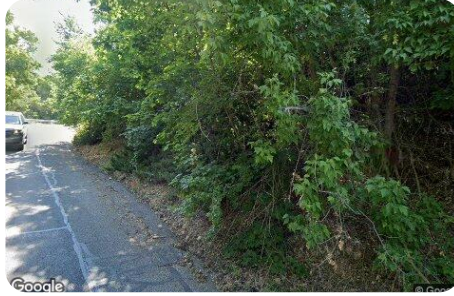


Single Family Residence **RESIDENTIAL**

400 RIVER HEIGHTS BLVD

RIVER HEIGHTS, UT 84321

\$349,355 TopHap Estimate · \$304 / ft² · confidence 94 · as of Jul 14, 2026



1,150 ft²
LIVING AREA

0.42 ac
LOT SIZE

1958
YEAR BUILT

VALUATION

\$349K

\$329K low

\$370K high

Est. Owner Equity

\$128,355

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$1,453 (2025)
Assessed Value	\$221,990
Previous Assessed	\$215,430
Assessor Market Value	\$403,614

PROPERTY FACTS

Property Type	Single Family Residence
County	Cache
Lot (acres)	0.42

CLIMATE RISK

50 FLOOD	32 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
Sep 24, 2020	Financing	Intrafamily Transfer			
May 21, 2007	Financing	Intrafamily Transfer			\$83K
Oct 18, 2006	Financing	Intrafamily Transfer			\$33K
Feb 17, 2006	Financing	Intrafamily Transfer			\$90K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Heights Elementary School	Elementary	KG–6	0.6 mi
Spring Creek Middle School	Middle	7–8	1.1 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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