

Single Family Residence **RESIDENTIAL**

446 RIVER HEIGHTS BLVD

RIVER HEIGHTS, UT 84321

\$306,500 TopHap Estimate · \$323 / ft² · confidence 90 · as of Jul 14, 2026



950 ft²
LIVING AREA

0.22 ac
LOT SIZE

1970
YEAR BUILT

VALUATION

\$307K

\$274K low

\$339K high

Est. Owner Equity

\$301,500

Loan-to-Value

2%

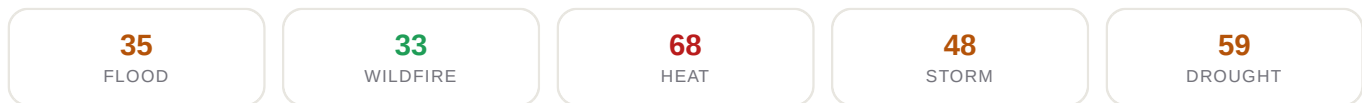
TAX & ASSESSMENT

Property Tax	\$129 (2025)
Assessed Value	\$196,380
Previous Assessed	\$192,720
Assessor Market Value	\$357,053

PROPERTY FACTS

Property Type	Single Family Residence
County	Cache
Lot (acres)	0.22

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
Jun 18, 2021	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	1.1 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	Absentee owner
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