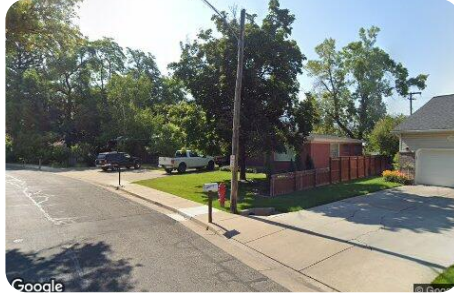


Single Family Residence **RESIDENTIAL**

456 RIVER HEIGHTS BLVD

RIVER HEIGHTS, UT 84321

\$358,195 TopHap Estimate · \$307 / ft² · confidence 93 · as of Jul 14, 2026



1,166 ft²
LIVING AREA

0.32 ac
LOT SIZE

1995
YEAR BUILT

VALUATION

\$358K

\$334K low

\$382K high

Est. Owner Equity

\$263,195

Loan-to-Value

26%

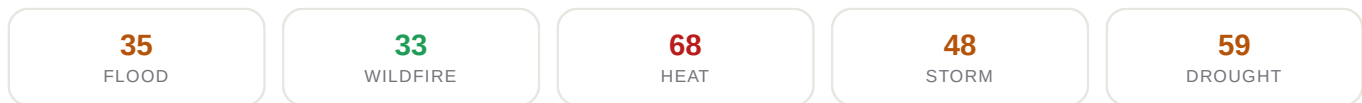
TAX & ASSESSMENT

Property Tax	\$1,600 (2025)
Assessed Value	\$244,425
Previous Assessed	\$237,785
Assessor Market Value	\$444,405

PROPERTY FACTS

Property Type	Single Family Residence
County	Cache
Lot (acres)	0.32

CLIMATE RISK



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

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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